



AGENDA

DESIGN REVIEW BOARD
THURSDAY, JUNE 2, 2016 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Design Review Board – Regular – May 5, 2016
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 7354 E. Main St.; Application #173347; Applicant Derek: Makelzow; Business: Prost Beer and Wine Cafe; Historic District - New Awning
2. 7691 Farmsbury Dr.; Application #173349; Applicant: Nancy Radke; Business: Dollar Tree; Signage
3. 2272 Baltimore-Reynoldsburg Rd.; Application #173483; Applicant: Bob Kessler - Kessler Sign Company; Business: O'Charley's Restaurant and Bar; Minor/Exterior Modifications
4. 6156 E. Main St.; Application #173545; Applicant: Jami Gray - Sign Vision Co., Inc.; Business: Lendmark Financial; Signage
5. 8157 E. Broad St.; Application #173685; Applicant: Nancy Radke; Business: Maurice's; Minor/Exterior Modifications; Signage

E. OTHER BUSINESS

1. The Shoppes at East Broad Tree Issue

F. ADJOURNMENT

MINUTES

DESIGN REVIEW BOARD THURSDAY, MAY 5, 2016 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT: Bowman

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – April 7, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: If you intend to speak tonight, please sign in. All those that are testifying or speaking, please stand, raise your right hand, and repeat after me. Do you swear or affirm that the testimony you give in front of the Board will be truthful? If so, please answer, "I do." (*Audible I do's.*) Thank you.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **6630 E. Main St.; Application #173137; Applicant Tony Fredenburg; Business: the Kroger Co.; Major Site Plan Review - New Commercial Building; Signage**

6630 E. Main Street - Kroger - Major Site Plan. Application: #173137 - Certificate of Appropriateness. Location: Property is located on the north-west corner of E. Main Street and Rosehill Road. Existing Zoning: CC - Community Commerce / CCO - Community Commercial Overlay. Request is for a review of a major site plan, including signage, in order to construct a new commercial building. Current Use: Vacant land. Applicant: The Kroger Co. C/o Tony Fredenberg/David Hodge. Proposal - The applicant is requesting the Board review and approve a major site plan, including signage, in order to construct a new 101,497 SF commercial building, gasoline station and related improvements. The 16.47AC site consists of multiple parcels that have a variety of legacy uses, including residential dwellings, a mobile home park, a retail sales business, some personal services uses. This entire site has been designated as commercial since approximately 1972. The main tracts are

Minutes Acceptance: Minutes of May 5, 2016 6:30 PM (APPROVAL OF MINUTES)

undeveloped at this time, but were previously used for a trailer sales business. Along Main Street, the site abuts other commercial businesses, all in the CC district. To the north, the property abuts a multi-family housing complex. Along the northernmost lot line, the site is adjacent to single family dwellings in the City of Columbus. All parcels that front E. Main Street are within the Community Commercial Overlay. Records indicate that commercial zoning has been applied to the majority of the site since the early 1970s. The applicant has already received the required approvals for a major site plan, variances, and special exception use permits from the Board of Zoning and Building Appeals. The variances dealt with areas of the Community Commercial Overlay that didn't really function well with the big box style site that the applicant was advocating for in this case. The Community Commercial Overlay was geared toward a lot of the small three and four tenant buildings we see along Main St. The applicant met with Staff several times during the pre-application phase. As you can see, the applicant has their main building, they have a fuel center, and then they have a building pad available for future development for retail. They were originally showing the fuel center on the corner, so staff worked with them to relocate the fuel center, in order to create a location where a more distinctive retail building could be located on the corner. The applicant was agreeable to Staff's proposed changes and Staff supports the general layout of the site plan. Traffic & Parking - Staff has reviewed the site circulation study and found that the applicant is exceeding the minimum parking requirements of Table 1179. The required parking for grocery store is 1 space for every 300SF of building area. This would require the applicant to have 338 parking spaces on site, and they have provided 634 spaces. The applicant has provided a traffic study for review by the City Engineer. The applicant proposes to reduce the number of curb cuts on E. Main Street and Rosehill Road as part of this proposed development. The applicant has provided a detailed landscape plan the showing proposed screening of the neighboring single and multi-family dwellings. Upon review of the plan, Staff requested that the applicant extend the proposed mounded along the entire rear of property. After conducting a meeting with the neighboring property owners, the applicant has submitted a revised landscape plan extending the mound and adding a rear privacy fence. Staff is comfortable that the fence and the amount of landscape materials shown on the plan meet or exceed the requirements of Chapter 1180. The applicant has already committed to modify the landscape plans to mitigate the concerns of some neighbors, and to modify materials proposed on the fuel center building to match the main structure. Sign - Per the Code, the applicant is permitted one sign up to 760 SF in area on the main building. The applicant has submitted a comprehensive sign plan showing 273.66 SF of signage to be split up in 6 individual, internally illuminated signs. Staff reviewed this and found it to be positive because they are not using all the signage they are entitled to. That is a lot of signage, given the size of the building and the setback. They are using the signage to articulate where the enter the building to get these various services. Staff supports this because the amount of wall signage is less than would be permitted by Code and is sited to indicate where to enter the structure for the various services. The applicant also proposed

141.12 SF of signage on the gasoline station. Signage areas for gasoline stations are very difficult to determine based on the code, but staff is comfortable the proposed signage is consistent with typical gasoline stations and is not overpowering the canopy. The applicant has already clarified that gas pump signage can be LED style, and this is consistent with the Zoning Code. Finally, the applicant is proposing a 118.02SF ground sign with multiple sign panels for service uses and an LED style sign for fuel pricing. Staff supports that idea that the applicant is concentrating all of their signage is one location rather than having separate ground signs for the store and gasoline station. The proposed signage is larger than would be permitted under the Community Commercial Overlay, but a building setback of this distance was not envisioned when that Chapter was enacted. The applicant worked Staff to lower the height of the sign, change the style and materials to be consistent with the design on other signage along E. Main Street. Staff also supports the use of the same brick materials used on the main structure. The applicant has also proposed a similar, slightly smaller ground sign along Rosehill Road, which is consistent with the provisions of the Code. BZBA required the applicant to use the same brick material from the main structure on the fuel center. The applicant also proposed a landscape plan which has been revised since they made their application. That was to accommodate some resident concerns at the BZBA meeting. The residents requested that the evergreens be along the north side of the screening so that they would have some year around greenery between them and the Kroger. The screening there consists of the landscape that is in your packet, and a six foot vinyl fence that everyone was agreeable to at the previous meeting. I recommend that the Board should apply the standards for design review and determine if the proposed major site plan and signage enhance the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn things back over to our chairman. I will be happy to answer any questions, and the applicant is here to answer questions as well.

Chairman Zollars: I would like to ask the applicant the location of the building and the set back. A lot of buildings along Main St. In this area have a much closer set-back to Main St. I know the newer Harbor Freight location on main St., set a little closer to the road. There is a Kroger north of the Short North that is a little bit closer to the road. This is a traditional setting with the Kroger set back and the parking in the front. Was there consideration for the site layout, to have the building a little closer to the front, maybe a little more walking accessible down Main St.

Ms. Rose: Hi, I am Heidi Rose with Burd Engineering. I am representing the Civil engineer. We had looked at moving the building closer to the road, but the way the parking lot would lay out was not conducive to what Kroger wanted. We worked with the City, and we also discussed the future retail. We also added sidewalk in from Main Street to the building to help pedestrians.

Mr. Brown: I am Jim Brown. I am a construction manager with Kroger. I think the footprint of our building was not conducive to this type of a layout. The one on High Street

that you mentioned, the Main entry does face the large parking area. We just happen to have High Street along the side of the building there.

Mr. Hicks: Is that it part because of a market study that you feel that this particular building type fits this particular market? The existing Kroger that is farther east, is a little closer to the road and is not necessarily super walkable, but it definitely is more of a neighborhood feeling type grocery store, whereas this is more super market type. I am just kind of curious what the reasonings may be as to why this is. There are different types of buildings that Kroger has, so why a different building type doesn't fit in this market.

Mr. Brown: I think the existing Kroger is not sufficient for the customers, for the business, for the community. This building is going to be twice the size of the existing store. And, when you look at all of the amenities they are going to be providing, it really laid out this 100,000 SF store. When you talk about the High Street store for example, is 57,000 SF. So it is a much smaller store, much smaller parking lot, and the parking ratio is about the same, but far fewer spaces.

Mr. Snowden: Dan and I felt that given the scale of this thing, and given the cooperation to identify a retail site that would be on the corner, we thought was a pretty big win. Especially given that the original site plan proposed the fuel center there. And, looking at it from Kroger's standpoint, they wanted to directly compete with the United Dairy Farmer's fuel center across the street. We looked at it as we were able to make a positive change, although we did not get everything we wanted in terms of pedestrian accessibility, we felt it was a good compromise given what was originally proposed to us in the pre-application phase.

Mr. Hicks: As we look to the future, and the development of Main Street, and what Main Street is going to be in the next twenty to fifty years, I had hoped this was a major investment in Main Street, and I am very appreciative of that, and Kroger is a great partner in that. I also like to have an eye to the future of accessibility and the types of residents that live in this area, and how accessible it is going to be if you don't have a car. How easy is it going to be to get in and out of this Kroger? And we are really interested in serving that type of consumer here. I think that is one of my concerns with the building. I had a couple of other questions. The exterior facade, up and down Main Street we have a lot of brick, and on your monument sign there is brick. The exterior brick on this would be like a split faced block. Are there any considerations for incorporating some of that same brick that we have up and down our sidewalks, on the corner features, on the monument sign, on the facades of the building?

Mr. Brown: I believe that we are utilizing that brick along the front of the building for the monument signs.

Mr. Snowden: The brick color that they are utilizing is a little different. I did not see split face in the exterior, but maybe I missed something along the rear of one of the elevations.

Mr. Brown: It is like a cast brick, but I would imagine...it will look more like a large block. It is going to be 16" wide, 8" tall.

Mr. Fry: Really there are three different masonry products on the building. The majority of

the field is the cast brick product. It is 4 x 16, so it still has that brick proportion, but it is a little bit larger to fit the scale of the building. There are some horizontal accent bands with a lighter brown color. That would be the split-faced block. There is also burnished block which is really the same product as the split-faced, only the face is ground down so you get that exposed aggregate look. That is used around the vestibules, and an accent portion at the seating area at the right side of the south elevation. So there are some similar color materials, some variation texture, some banding, very detailing variation in the elevation.

Mr. Snowden: Mr. Hicks, most of our buildings that have been developed since the Design Review Board came into being, along main Street have a very traditional look, entry porticos and that sort of thing. This is a little bit more of a modern take on a commercial building. So, it is definitely different than what is there. I like it. Ultimately you get to the point where there are some tastes issues to it, but it is definitely something that is a little bit more modern than what we see when you think about the facade improvements that were done many years ago to the shopping center that Kroger is in, where you have these palladia columns at the front that make it with a gabled roof, so this is definitely different.

Chairman Zollars: Kroger team, anything you would like to add to this?

Ms. Horn: I am Jordan Horn. I am with Kroger Real Estate, so I appreciate your time this evening. We are very excited to bring this new 100,000 SF store to Reynoldsburg. It is also one of new prototype exteriors. This is one of the first few that will be in the Columbus area, which we are excited to be rolling out across the country. So, this new store is going to be bigger and better looking, and substantially different in expanded offerings. We are really excited about bringing to the community, in addition to our architect and our construction manager, that you have already spoken with, we do have our landscape architect here, so we have a little bit of everybody here.

Unknown Speaker: I have noticed that in some of the other Krogers in the area a kind of cart system with some striping and some additional signage and I didn't know if that is something that would also be incorporated into this. And what, if any, type of signage would be included in that.

Ms. Horn: For our cart corral, typically out in the parking lot, but as far as the additional signage goes, that is not in our request to have additional signage on the cart corrals. There will be some identification as far as small signage for the person returning their carts.

Chairman Zollars: Any other questions from the Board? Alright, we will call the vote. Mr. Snowden, if you would please.

(Vote)

Mr. Snowden: I think Kroger has met with us enough that they know what the process is at this point. You will want to submit an application for a zoning certificate and zoning sign permit. You will want to submit for a plot-grade-utility plan review and approval, which is the civil engineering package that is reviewed by our City Engineer. Once that is complete, I can issue the zoning certificate, and from there you also want to submit your building plans for review, secure the permits, and complete the required inspections. The numbers for the

folks you are going to be doing that with are listed. Thank you very much.

RESULT:	APPROVED [5 TO 0]
MOVER:	Tyler Cullinan
SECONDER:	Bill Sampson
AYES:	Hudson, Hicks, Carr, Sampson, Cullinan
ABSTAIN:	Zollars
ABSENT:	Bowman

2. 1607 Brice Rd.; Application #173161; Applicant: DaNite Signs; Business: Allstate - Davie Financial; Signage

Mr. Snowden: 1607 Brice Road - Davie Financial - Signage. Application: #173161 - Certificate of Appropriateness. The property is located on the west side of Brice Road between Retton Road and Roselawn Ave. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request is for a certificate of appropriateness for signage. Current Use: Administrative/Business Office. Applicant: DaNite Signs. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated monument style cabinet sign, and install a 36SF non-illuminated aluminum wall panel sign. Existing Site & Context - The site is developed with an existing commercial building used for a financial services office. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts a fraternal organization lodge in the CO district of the City. To the east, the property is adjacent to single tenant freestanding office structures in the NC district. The applicant is proposing to erect a 36 SF non-illuminated all panel. This is significantly less than the 93SF of wall signage the applicant is entitled to per the Zoning Code. The panel is proportional of the proposed wall, stepped back from the main front facade, and is consistent with the character of the proposed ground sign. The applicant is proposing to reface an existing 48.55 SF monument style ground sign. The sign is internally illuminated and consists of two panels. The propose faces will have two colors and one logo. The proposed panels are consistent with each other, the overall color scheme of the monument sign and the proposed wall mounted sign. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn it back over to our Chairman.

Chairman Zollars: Any questions from the Board? Would the applicant like to add anything?

(Vote)

Mr. Snowden: Sir, you will need to submit for a zoning sign permit application for the proposed sign reface. Staff will require two copies of plans to confirm compliance with the approved Certificate of Appropriateness. Once that is secured, you will need to submit to our Building Division for building plans for the new wall sign, secure permits, and complete the

required inspections. I will provide that to you in writing and have a great day.

Minutes Acceptance: Minutes of May 5, 2016 6:30 PM (APPROVAL OF MINUTES)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Hudson
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

3. **2437 Taylor Park Dr.; Application #173228; Applicant: Jami Gray; Business: Target; Signage**

Mr. Snowden: 2437 Taylor Park Drive - Target Pharmacy - Signage. Application: #173228 - Certificate of Appropriateness. Property is located along the north side of I-70, west of Baltimore-Reynoldsburg Road. Existing Zoning: CS - Community Services District. Request is for a certificate of appropriateness for signage. Current Use: Retail Sales/Pharmacy. Applicant: Golden signs out of Milford, Ohio. The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of an existing commercial building. This sign replacement is part of re-branding and will replace an existing channel letter sign. The site is developed with an existing commercial building and related improvements. The other tenant spaces include other retail sales uses. Neighboring uses include other commercial businesses in the CS district of the City. To the west, the property abuts Blacklick Metro Park, that is what is directly behind this property. The applicant is proposing to install a new 35.7 SF wall sign. The proposed sign consists of internally illuminated channel letters mounted to the building facade. The proposed signage is consistent with the style of signage used throughout the entire commercial shopping center and with the existing pharmacy sign. This is a pretty simple one, the applicant, CVS, is taking over all of Target's pharmacies and they are basically taking down the generic pharmacy signage, rebranding it, one color in the exact same location, with no increases in size. I recommend the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Chairman Zollars: Thank you Mr. Snowden. Any questions or comments from the Board? Does the applicant have anything to add?

(Vote)

Mr. Snowden: You will want to submit for a zoning sign permit application for the proposed sign reface. Staff will require two copies of plans to confirm compliance. Then you will want to submit building plans for the new sign, secure permits, and complete the required inspections. Have a great day.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Richard Carr
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

4. **8173 E. Broad St.; Application #173241; Applicant: Philip Redke; Business: TJ Maxx; Signage**

Mr. Snowden: 8173 E. Broad Street - TJ Maxx - Signage. Application: #173241 - Certificate of Appropriateness. The property is located on south side of E. Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services District. The request for certificate of appropriateness for signage. Current Use: Retail Sales. As you can see here, this building is currently under construction. Applicant: PR Signs & Services/Philip Radke, there address and phone number is listed. The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. To the north, the property abuts other commercial businesses on the north side of Broad Street in the City of Columbus. To the south, the property is adjacent to an agricultural use in Jefferson Township. The applicant is proposing to install a new 209.7SF of signage. Per the Code, the applicant is entitled to 248SF of signage. The applicant worked with staff to reduce the amount of sign area and number of wall signs originally proposed. When TJ Maxx originally made their application, they were actually proposing to do a Comprehensive Sign Plan to do four, then three wall signs. Staff worked with the applicant, and there are a couple of reasons for that, TJ Maxx is the closest tenant space next to the Lowes. The applicant was proposing to put wall signs on the south facade, which is to the agricultural property that is in a permanent farmland preservation district, and probably will never be developed. So that is signage that is unnecessary and goes to nothing, and no one can see it. The applicant was proposing signage to face the Lowes, it would have been slightly visible from the Lowes, but the distance across here is only between twenty and thirty feet. To think you are going to have a lot of visibility from the street, I did not support that. So, the applicant was very gracious and revised their plans in order to basically go with one sign. That is what everyone else in the shopping center is doing, and that is what was designed for when the original phase 1 for the Shoppes at East Broad was approved through BZBA and DRB, last year. The sign is consistent with the scale of the building's façade and with the signage approved for the other tenant spaces in the same shopping center. The 7 IN sign projection from the facade does not exceed the 12 IN allowed by the Zoning Code. I recommend that the Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board

Minutes Acceptance: Minutes of May 5, 2016 6:30 PM (APPROVAL OF MINUTES)

approve the application for a certificate of appropriateness as submitted. With that, I would be happy to answer any questions.

Chairman Zollars: Any questions from the Board?

Unknown Speaker: Mr. Snowden, I have one quick question. When the Sports Authority was approved on the monument sign, there was some brief discussion about trying to keep the Sports Authority sign and the TJ Maxx sign separate because they are essentially the same red and white look and they were conflicting or indistinguishable between the two.

Mr. Snowden: You are correct, Sir.

Unknown Speaker: Is this proposal for where the TJ Maxx sign will be adjacent to, or not right next to, or above.

Mr. Snowden: It is adjacent, but here is the thing, Sports Authority has declared bankruptcy nationally and they are not going into the shopping center. So, we will be fine on that front.

Chairman Zollars: Anything else from the Board? Anything from the applicant?

(Vote)

Mr. Snowden: The items you are going to need to complete are listed, I will provide it in writing. You will need to submit a zoning sign permit for the new sign, and submit building plans for the sign. Secure the permits and inspections. Thanks.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Steven Hicks, Board Member
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

5. 2413 Taylor Square Rd.; Application #173268; Applicant: DaNite Signs; Business: IHOP; Signage

Mr. Snowden: 2413 Taylor Square Drive - IHOP - Signage. Application: #173268 - Certificate of Appropriateness. Location: Property is located on the east side of Baltimore-Reynoldsborg Road just south of Taylor Road. Existing Zoning: CS - Community Services District. The request for certificate of appropriateness for signage. Current Use: Eating or Drinking Establishment. Applicant: DaNite Sign. The applicant is requesting the Board review and approve a certificate of appropriateness for new wall mounted signage on the front and side facades of an existing commercial building. The site is developed with an existing commercial building and related improvements for an eating or drinking establishment. Neighboring uses include other commercial businesses in the CS district of the City, including eating or drinking establishments and a hotel. Pretty typical for a development next to a highway. The applicant previously received a variance, case #66-ZV, from the Zoning Code to allow a wall sign on the north façade of the building which does not parallel any public street. Wall Signs - The applicant is proposing two new wall signs. The size of the proposed wall sign on the north façade is 21 SF in area. The sign proposed on the front or west façade is 162 SF, which is two square feet less than the 164SF of sign permitted by Code. So, even if we termed the entire thing a sign, they are still within their permitted signage per the Code. The applicant is also proposing a small circle sign. Technically that could be termed an additional sign, so I would recommend the Board approve on the condition that 24 hour sign be integrated in that overall main sign on the front. It would be very easy to just mount that. Like I said, it is almost like a building detail, rather than a sign, as we traditionally know it. The way that they have designed it, I have termed it all signage. Materials Changes - The applicant is proposing a very minor change to the wood paneling above the gabled entrance. The area was so minor, that staff included this review as part of the signage. The proposed paneling is consistent with the wood material proposed on the wall sign. They are proposing to do an overlay on this with a very similar wood, and the 24 hour sign. I am suggesting if we move the 24 hour sign to the main side, then they reface that with some wood. I did not even feel comfortable terming that an architectural modification because we are adding one material. It is just slightly different from an in kind replacement. That is why I did not require exterior modification level review. In this case, I think it is fine that they do that, as long as they relocate the 24 hour sign, just so we don't run into any problems that need to require variances. It is such a big sign anyway, it seems silly

to not just utilize whatever they need. I recommend the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. I would recommend in this case that we add the condition that the 24 hour round sign is relocated to the main front facade.

Mr. Sampson: Let me add that the City stepped up for both IHOP and the Olive Garden, and visibility from the roadway is very limited, so we stepped up to really clear out that public property to increase that visibility. We value the businesses that are in Reynoldsburg, and certainly both IHOP and the Olive Garden, and we do not want them to be hidden in any way. The City does recognize the issue with the signage and the visibility and is stepping forward, and will contain that property.

Mr. Snowden: For those of you that do not know the area well and do not know what Mr. Sampson is speaking of. This was the condition of the right away in 2014. The city's land basically extends from this surface of the street all the way to this fence here, and beyond is the applicant's private property. This is the condition in December. The City is committed to make that a better gateway and not allow that level of growth there. It was becoming unsightly, and the property owners were not happy with that. Mr. Sampson, Mr. Havener, and one of our previous Service Directors felt that was not the condition that a piece of our property should be maintained.

Chairman Zollars: Any other questions or comments?

Mr. Hicks: I had one question in regards to the front of the building and the main sign panel. In the corner, it calls it out as LED channel mounting to be determined. Is there any clarification on exactly how the sign is lit? Is it internally illuminated? Would that just be on the white IHOP letters, or in the gaps on either side?

Unknown Speaker: From the engineer drawings, it had the IHOP and swoosh below it, but I did not see any other parts of it as being illuminated internally with LED's. I don't know that to be true or not.

Mr. Snowden: Mr. Hicks and other members of the Board, I am not aware of that. Based on the plan that they submitted, it was not illuminated except for the item. If you look at the last page, or second to last page in that packet, they called out just that smaller area to show that is illuminated.

Mr. Hicks: So that IHOP, the lettering here, is the lettering from this entire sign panel?

Mr. Snowden: That is how I am reading it.

Mr. Hicks: I just wanted to be clear so that we are not approving and there is a slight chance they just start mounting LED's in all kinds of crazy places.

Mr. Snowden: Mr. Hicks, that is a great point. The idea is, what is signage? The definition of sign in our Zoning Code could include a lot of different things. What is signage? They are mounting this larger square on this. The purpose of it is clearly to attract attention, but it is also integrated with the architecture of the building. I am terming the whole thing a sign. I think it is positive that a portion of it is not illuminated because I do not want to see an

excessive amount of illuminated sign. I think it is a good trade off. Yeah, they are allowed to have a big sign, but only a portion of it is internally illuminated, which means you are going to see it at night, and the rest of it is architecturally integrated with a building that has materials that are utilized in other places. I think that is positive.

Mr. Hicks: When I review this, it appears that the dimensions of the IHOP lettering on this panel match that of the last page of the packet. I think when we make our motion that we make it conditional that that part of the panel will be illuminated, and only that part. I just want to make sure we are not blindly approving complete illumination that could be seen from space, or whatever.

Chairman Zollars: Mr. Hicks, do you want to make that motion?

Mr. Hicks: I move that we approve the IHOP signage conditionally upon them relocating the 324 hour sign that is on the gable, as presented onto the main wall sign on the front of the building. Secondly, conditionally upon LED lighting being limited to the channel letters and sign as proposed on the last page of their submittal.

(Vote)

Mr. Snowden: Those items are contained on page fourteen, I will provide them in writing. You want to submit a zoning sign permit application for all the proposed sign reface. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. Once a zoning sign permit is secured, the applicant will need to contact the Building Division to check on that materials change to the gable and whether or not that is going to be part of the review, or a separate review, or how that is going to be handled since you are changing material and it will be mounted to the surface.

Chairman Zollars: Thank you.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Tyler Cullinan
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

6. 6308 E. Main St.; Application #173300; Applicant: Richard Bigham; Business: My Car Loans; Signage

Mr. Snowden: 6308 E. Main Street - My Title Loan - Signage. Application: #173300 - Certificate of Appropriateness. Property is located on the north side of E. Main Street, just west of Brice Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request is for a certificate of appropriateness for signage. Current Use: Administrative/Business Office. Applicant: Richard Bigham. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated, ground mounted cabinet sign. The site is developed with an existing commercial building. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts a plumbing contractor's office and mini-storage facility. To the north, the property abuts an auto services use. To the east, the

property is adjacent to a gasoline station. All parcels that front E. Main Street are within the Community Commercial Overlay. This item was referred to the Planning & Zoning Division from the Code Compliance Division. You will probably remember that the applicant came in for a wall mounted sign two months ago, and the wall sign was completed and the property owner elected to reface the cabinet sign without including that in their original application. They certainly could have done that and they just chose not to. So, we had to circle back with them and get them to comply with the process. I guess the lesson is that it is easier to do it all at once and the first time, but here we are. The applicant is proposing to reface an existing 32 SF monument style ground sign. The proposed sign panel contains three colors and is consistent with the colors and style of the tenant's wall sign. I recommend that the Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn it over to our Chairman, and I am here for questions.

Chairman Zollars: Any questions from the Board?

Mr. Hicks: Will this be refacing on both sides of that monument sign? You have dual tenants in that facility, is the other half the other tenant, or is it both sides for the one tenant?

Mr. Bigham: I am Richard Bigham. I will say he same thing on both sides. It is a car loan, title loan company, that has the name of the company, the function, and the phone number.

Mr. Snowden: Mr. Hicks, this sign cabinet basically fell off last July or August, and one of our Code Compliance Officers at the time, at my request, made contact with the property owner to write a violation to remove the sign cabinet from the site, because it is unsafe and not attached to the sign, and it is in violation of our code because it is not in good repair. The applicant could have repaired it, but they chose to remove it and put it in storage. What I am guessing probably happened, is that when the new tenant came and mounted their sign, they realized they had a monument base and thought they could remount and reface. So, they did go ahead and reface both sides. Both sides are the same. If you drive by it o your way out of here, you will see it is already done, So, because of that our Compliance Officer saw that and wrote him out to say that he needed to comply with the process for approval.

Chairman Zollars: I have got a question. What happens if a dry cleaner want a little piece of the action?

Mr. Snowden: That is a great question, Mr. Zollars. Ultimately it is the property owner's choice how they want to use this signage. As far as moderating between the two tenants, that is not something the City or the Board needs to concern themselves with. What the Code says is that they get one sign per property. Just because My Title Loans is utilizing this entire ground monument style sign, does not mean that \$1.99 cleaners is permitted by code to put up a new monument sign, and get approval. This is the sign for this property. So, if the property owner has elected to have one of the tenants utilizing the whole thing, thjat is their choice provided it is approved by DRB, and DRB finds that it is consistent with the colors, and that it works there and is not bigger than permitted by the Code, and all the normal things

that we do.

Chairman Zollars: Thank you very much. Any other questions from the Board? How about from the applicant?

(Vote)

Mr. Snowden: Mr. Bigham, we will provide it in writing, but you will need a zoning sign permit to officially put this issue to bed. Once you pull that zoning sign permit, I will inform Code Compliance that you are in compliance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Carr
SECONDER:	Pat Zollars, Chairman
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

7. 1468 Brice Rd.; Application #173315; Applicant: Sign Shop Inc.; Business: Atrium Personnel; Signage

Mr. Snowden: 1468 Brice Road - Atrium Personnel - Signage. Application: #173315 - Certificate of Appropriateness. For the property located on the northeast corner of Brice Road and Rygate Drive. Existing Zoning: NC - Neighborhood Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use: Administrative/Business Office. Applicant: Sign Shop Inc., DBA Signarama Reynoldsburg, and their information is listed there. I am going to cut to the chase on this. Some of you will probably notice, one person in particular that made a recommendation that some additional graphics should be incorporated on the sign. Since this was approved in February, the tenant's corporate office made contact to state they had some problems and been through a management change. I informed them they were operating a business without a zoning certificate. We fixed that, which you probably remember from the Staff Report last time. We got the use approved, and our building division checked it out. From there, they decided they needed more information on the sign. I told them that we had discussed that at our last Design Review meeting. The applicant is back to add a little more signage, a little more graphics to the same cabinet sign. Everything else is still going to be the same that is required for the sign, even though I am considering this a reface in terms of zoning, because the cabinet was already there. It works better because it feels up the space better, it divides the signs into thirds. It is not adding new color, so basically, I am fine with it, it is just funny how it turned out. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. I am here to answer any questions.

Chairman Zollars: Any comments from the Board? How about from the applicant?

(Vote)

Mr. Snowden: Ok, thank you very much. To the applicant, the items you will need to complete, in order to complete development and review for this, are listed on page twenty. You will want a zoning sign permit, for the reface. You will want to submit building signs for this showing how the cabinet is going to be remounted to the existing post, and we will go from there. If the design changes again, we will do it again.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Steven Hicks, Board Member
AYES:	Hudson, Zollars, Hicks, Carr, Sampson, Cullinan
ABSENT:	Bowman

8. 1762 Brice Rd.; Application #173320; Applicant: Sign Shop Inc.; Business: New Born Ministries; Signage

Mr. Snowden: 1762 Brice Road - New Born Ministries - Signage. Application: #173320 - Certificate of Appropriateness. For the property located on the east side of Brice Road between Brice Road and Century City South. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use: Semi-Public Use. Applicant: Sign Shop Inc., DBA Signarama Reynoldsburg. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated cabinet sign. The sign is an existing non-conforming sign mounted to the soffit of the building. The site is developed with an existing commercial building. Neighboring uses include other commercial businesses in the CC district of the City. There is a retail store, there is a small tax office, there is a car wash, on the same site. To the north, the site is adjacent to a multi-family dwelling complex in the AR-3 district of the City. The applicant is proposing to reface an existing 54SF roof mounted cabinet sign. The proposed sign panel contains three main colors and two small logos. The sign is part of a soffit mounted sign cabinet system that extends across the front of the entire building. Staff recommends the Board apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. Let me say one caveat to what I just said, I did some research on this property, and it appears to me that the semi-public use at this location does not have the required special exception use permit, and some of the other things that they need. Ultimately, this applicant is their sign contractor. We can go through the whole process, but I am not going to issue any zoning sign permits until we take care of getting the use actually approved. Even if the Board approves it tonight, it does need to be conditioned. Those are things that they have to do per the Code now. So, just know that you can approve the signage, but they are going to need to work with me, and I will provide that information in writing. Bill, I think Code Compliance went out to issue a notice earlier today, and we can discuss that internally, to get them into compliance. One of the things I have been trying to avoid is issuing signage permits, and other permits for folks that don't have their main zoning clearance to even be there. It has happened in the past for various reasons, and we just try to make sure it doesn't. With that, I

will turn it back over to our chair.

Chairman Zollars: If we do approve it tonight, the applicant, or tenant, do not need to come back again?

Mr. Snowden: They do not need to come back to the Board for signage. I just wanted the Board to understand just because you are saying yeah the signage is ok, doesn't mean that they are exempt from all of these other things. I am going to do those things regardless of what is decided here tonight. I just wanted everybody to know.

Chairman Zollars: Questions, comments from the Board.

Mr. Hicks: Is the window sign part of the application that is shown in the window, and is that compliant with square footage of window?

Mr. Snowden: It is not part of the application packet because we don't normally require Design Review Board approval for the window signage because it is listed in our code under signage not requiring a zoning permit in the first place. However, based on the size of those windows, I am going to go out on a limb and say it is probably above the 25% of the individual window frame, or very close to it.

Unknown Speaker: Also, those are temporary signage. They do have plus on taking some of them down. Also, if you noticed, they are only using one of the two boxes that encompasses their unit. The empty box to the left, which is like a 32 SF sign, is also this tenants, and they are leaving it blank at this time. So, they are not even touching their total amount.

Mr. Snowden: To the applicant, just know this about the window signs, it is not required to have DRB approval, they get 25% of the window. So, if what is there, is over 25% of the window, then Code Compliance will let them know. If it is not, then it can stay there.

Unknown Speaker: They are a huge facility. They have like 2/3rd's of that.

Mr. Snowden: Even so, it is 25% of the individual window frame. Just because they have additional windows, that don't have any signage, does not mean they get more than 25%. Ultimately, the tenant has to be in compliance with the regulation. That is just a fact.

Chairman Zollars: Any other questions or comments?

Mr. Snowden: Tim, the items are: the tenant should contact me to submit a special exception use permit application, zoning certificate application and building occupancy application before the business begins to operate. Just stay in touch.

RESULT:	APPROVED [5 TO 1]
MOVER:	Tyler Cullinan
SECONDER:	Richard Carr
AYES:	Hudson, Zollars, Hicks, Carr, Cullinan
NAYS:	Sampson
ABSENT:	Bowman

E. OTHER BUSINESS

Mr. Snowden: Mr. Chairman, may I make one announcement before you adjourn?

Chairman Zollars: Yes.

Mr. Snowden: Those of you who contacted me about the Shoppes at East Broad trees issue, it is a work in progress, and I have met and been in contact via phone with the property owner, and we are still working through it. I just wanted to give the Board an update, and it has not been forgotten.

F. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of May 5, 2016 6:30 PM (APPROVAL OF MINUTES)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

APR 15 2016

Reynoldsburg Building Division
Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Review Board

Application #: 173347

Permit #: _____

Date Submitted: 4/16/16

Fee Amount: \$75.00

☐ Paid: _____

I. PROPERTY INFORMATION

Property Address:

7354 E. Main St.

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Nadine McMenemy

Contact Email: _____

Contact Phone Number:

(740) - 602-0693

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

PROST Beer and Wine Cafe

Contact Name:

Derek Maklezw

Contact Phone Number:

480-628-5135

Contact Email:

dmax54@hotmail

Description of Use:

Restaurant

IV. APPLICANT INFORMATION

Applicant Name:

Derek Maklezw

Applicant Address:

8292 Priestley Dr.

Applicant Phone Number:

480-628-5135

Applicant Email:

dmax54@hotmail.com

☐ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan Review (\$400): _____

☐ Minor/Exterior Modifications (\$200): _____

☐ Signage (\$75): _____

☒ Historic District (\$50): New Awning

Applicant shall submit eleven (11) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: _____

Date: 4-15-16

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: CC

☒ Historic District

☐ CC Overlay

Other Board Approval

☐ BZBA

Meeting Date: 6/2/16

Meeting Results

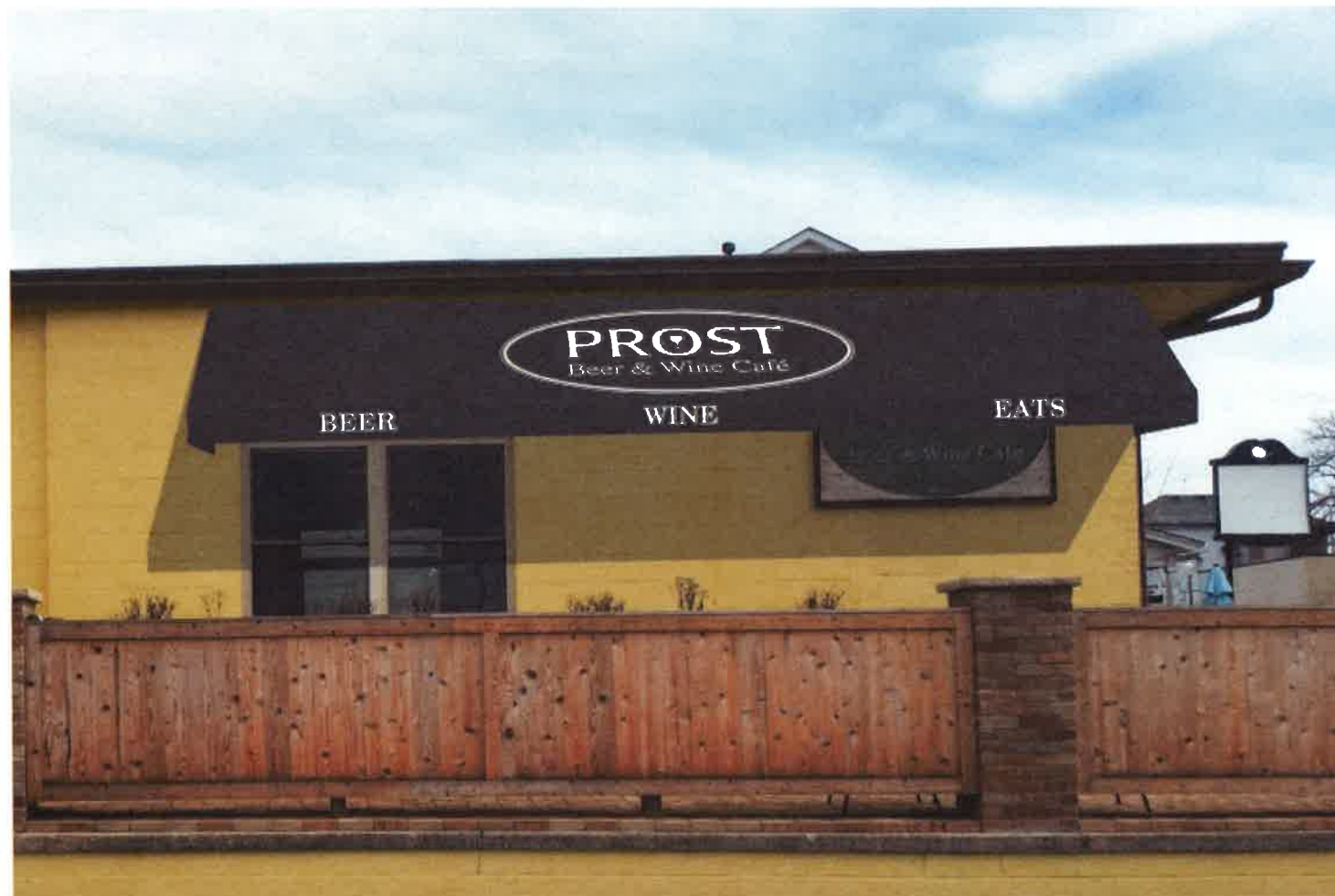
☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

Planner Initials: _____ Date: _____



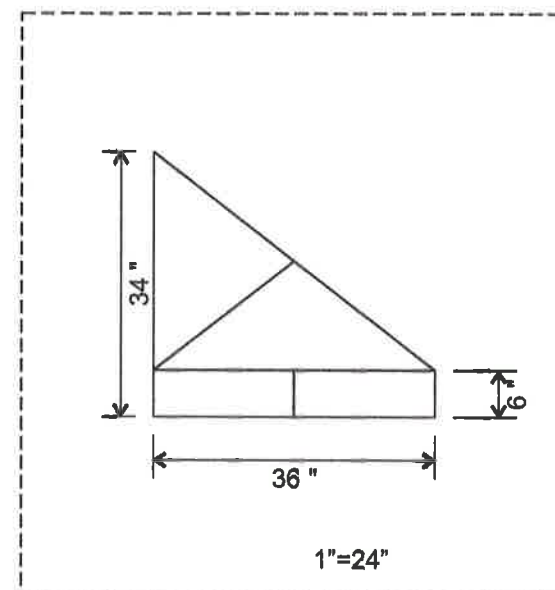
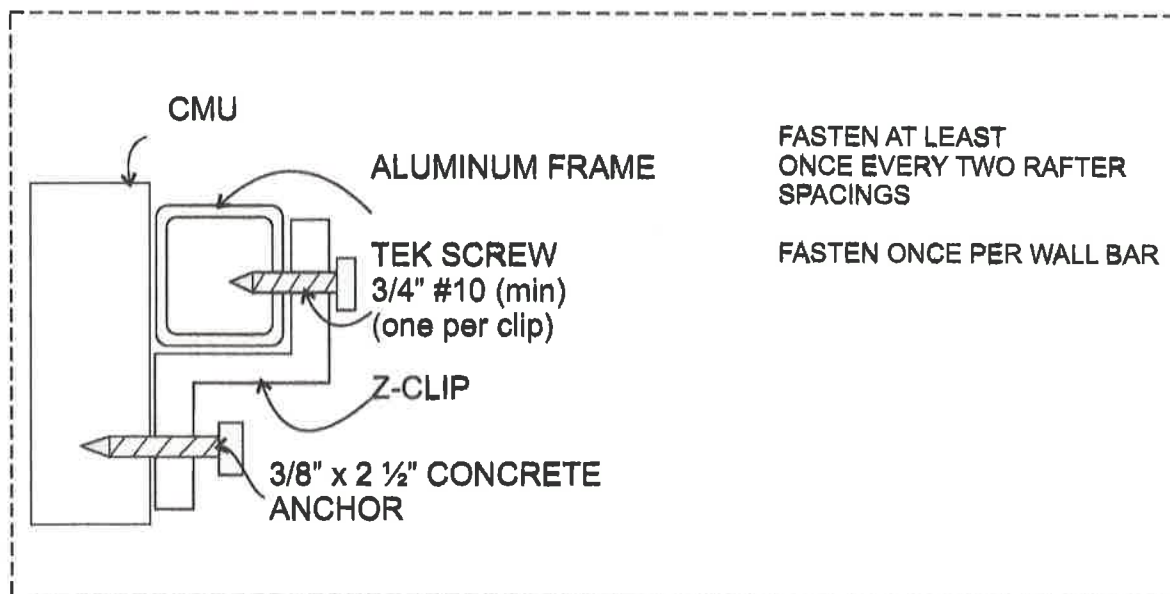
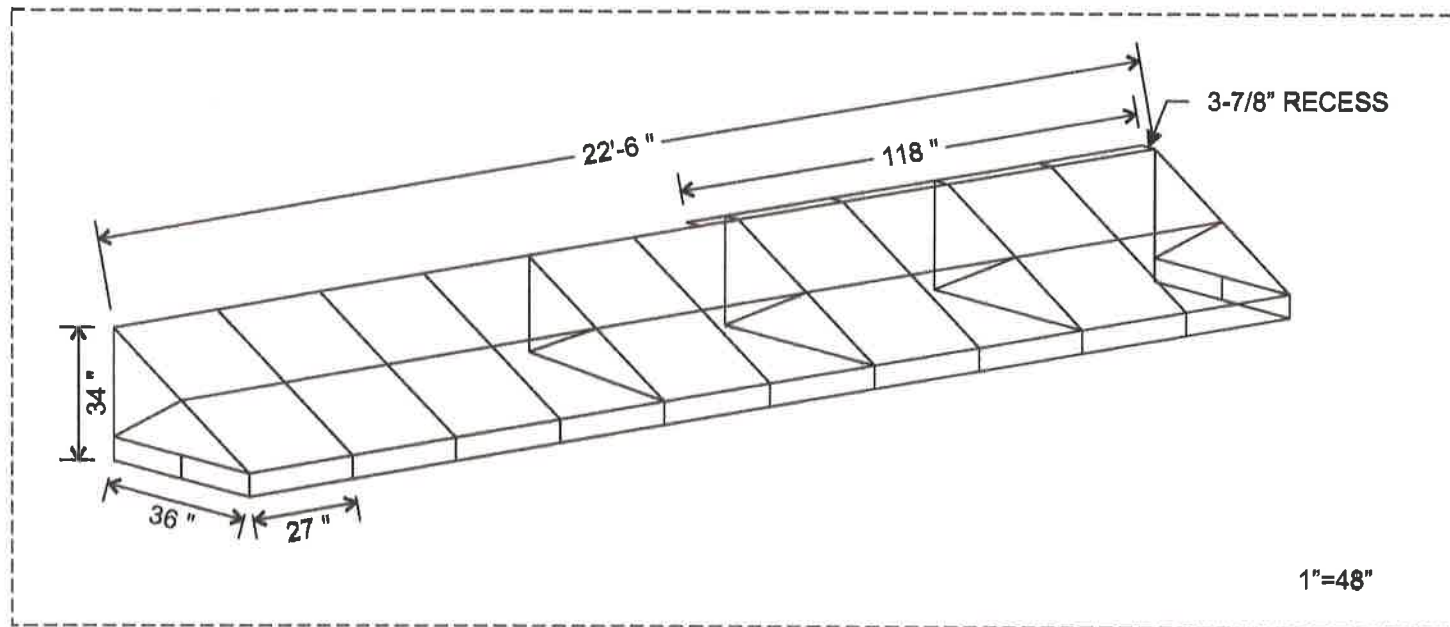
Note: This rendering is provided to the customer for the purpose displaying a product from Columbus Awning Company. It is an approximate illustration and is not an exact reflection of the completed work



Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

Prost Beer and Wine
7354 E. Main St.
Reynoldburg, OH

Fabric: Sunbrella Black
Graphics: Painted White



Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

Prost Beer and Wine
7354 E. Main St.
Reynoldburg, OH

1"x1" SQUARE TUBE, 0.090" WALL THICKNESS
ALL WELDED FRAME
STAPLE SYSTEM

Application #: 173349
Permit #:
Date Submitted: 4/20/16
Fee Amount: \$75.00
☒ Paid:

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>7691 Farmsbury DR. Reynoldsburg OH 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>OH Retail II LLC c/o CASTO Nicholas Sills</u>	
Contact Email: <u>Nsills@castoinfo.com</u>	Contact Phone Number: <u>614-744-3132</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>DollarTree</u>	Contact Name: <u>(see below)</u>
Contact Phone Number: <u>(see below)</u>	Contact Email:
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Nancy Radke / PR Signs & Service</u>	Applicant Address: <u>1184 Bonham Ave, Columbus</u>
Applicant Phone Number: <u>614-252-7090</u>	Applicant Email: <u>nancyradke17@gmail.com</u>
☐ Property Owner	☐ Business Owner/Tenant
☒ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan Review (\$400):	
☐ Minor/Exterior Modifications (\$200):	
☒ Signage (\$75): <u>Remove old signage / Install new on front & side elevations</u>	
☐ Historic District (\$50):	

Applicant shall submit **eleven (11)** copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Nancy Radke Date: 4-18-16

Additional Notes:	**OFFICE USE ONLY**		
	<u>Zoning Information</u>		
	Zoning District: <u>CS</u>		
	☐ Historic District ☐ CC Overlay		
<u>Other Board Approval</u>		<u>Meeting Date:</u> <u>6/2/16</u>	
☐ BZBA		Meeting Results	
		☐ Approved as Submitted ☐ Tabled	
		☐ Approved w/ Conditions ☐ Denied	
		Planner Initials: _____ Date: _____	



Dollar Tree
#3393
7691 Farmsbury Dr.
Reynoldsburg, OH 43068
03/21/2016

☒ APPROVED DATE <u>3/30/2016</u>
☐ APPROVED AS NOTED
☐ REJECTED
☐ RESUBMIT
BY <u>Nicholas Sills</u>
Casto 250 Civic Center Dr Suite 500 Columbus, OH 43215



Scope of Work

Page 2

SCOPE OF WORK

- A Install (1) 36" Linear channel letters with 42" logo
- B Install (1) 36" Linear channel letters

Sign Code Information:
If building is set back more than 80', wall sign not to exceed 2 sq ft per lineal foot of wall length.

AERIAL VIEW SITE MAP



Client Review Status	
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.	
☐ Approved	☐ Approved as Noted
☐ Revise & Resubmit	
Name _____	Date _____

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Date / Description	
03/21/16	Issue Date
-	-
-	-
-	-
-	-

Project Information	
Client: Dollar Tree DT-C-043	
7691 Farmsbury Dr.	
Reynoldsburg, OH 43068	
File:	Reynoldsburg, OH DT-C 043
Sales:	Design: MJ PM: CR

Allen Industries

Corporate Identity Programs

888-294-2007

www.allenindustries.com

Building Elevations
Before & After
Page 3



EXISTING ELEVATION
Scale: N.T.S.



PROPOSED FRONT ELEVATION
Scale: N.T.S.

Sign A

West
Elevation

NOTE:
Confirm height of fascia prior to production
Logo may be light flt.



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Title _____

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Date / Description	
Date	Issue Date
03/21/16	
-	-
-	-
-	-
-	-

Project Information

Client **Dollar Tree DT-C-043**

7691 Farmsbury Dr.
Reynoldsburg, OH 43068

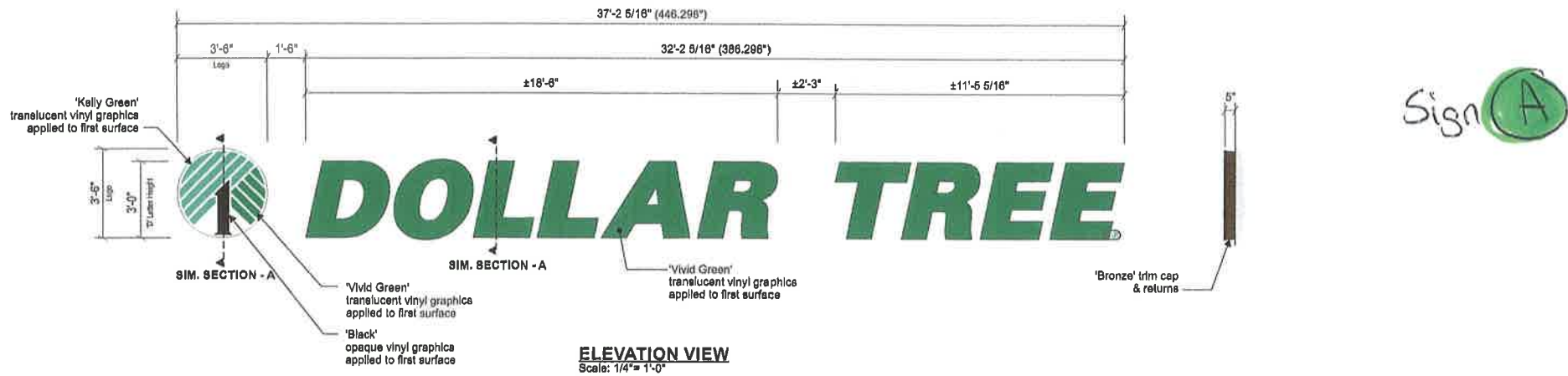
File **Reynoldsburg, OH DT-C 043**

Sales Design MJ PM CR

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Corporate Identity Programs

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DT-LTR-L36REM
DT-SF-L42LOGOREM
36" Linear Letterset w/ 42" Logo
Page 5



GENERAL SPECIFICATIONS:
Fabricated alum 6" depth face III letters with Gemini trimcap

Logo and letters are acrylic with 1st surface translucent vinyl graphics.

Registration is .000" alum painted white with vivid green 'R' & circle applied to first surface.

COLOR SPECIFICATIONS

- 3M Vivid Green #3830-156 Translucent Vinyl - PMS 347C
- 3M Light Kelly Green 3M #3830-146 Translucent Vinyl - PMS 340C (TBV)
- Opaque Black Vinyl 3M #3650-12
- Translucent 'White' B47 Polycarbonate
- 'Bronze' Pre-finished coil stock



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Date / Description	Issue Date
03/21/16	Issue Date

Project Information
Client: Dollar Tree DT-C-043
7691 Farmsbury Dr.
Reynoldsburg, OH 43068
File: Reynoldsburg, OH DT-C 043
Sales: Design: MJ PM CR



Tetra[®] LED System

CUSTOMER INFORMATION

LINEAR W/ LOGO

1) THE GRAPHICS BELOW ARE FOR REFERENCE ONLY and not to be used for commercial operation and without validation. The material estimates for Tetra[®] LED Systems are based upon our engineering standards information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimate as well as affect product selection, quantities, application, and illumination.

2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY. The sign manufacturer (you) must verify module placement and quantity to ensure illumination.

3) Final material quantities for estimation purposes construction are the responsibility of the OEM.

4) All signs should be tested as complete units before correct Tetra[®] power supply, before installation for acceptable color, illumination, intensity, & longevity.

5) For detailed information and instructions, please refer to the applicable Tetra[®] product manual under the heading: 4.1.

Can Depth

Power Supply Location

Illumination

Total Amps (Primary)

Total Watts (System)

Total Area

Energy Usage

6"

SELF-CONTAINED

FACE / BACKLIT

3.3 Amps

172.95 Watts

65.65 Sq Ft

2.64 Watts/Sq Ft

MATERIAL ESTIM./

SPECIAL INSTRUCTIONS

ESTIMATE FOR SINGLE FACED SIGN ONLY

LED Product

Power Supply

8" Rails

L- Brackets

LFL Coupler

Connector

Supply Wire

End Caps

Drwg #: 061019; 01

MATERIAL LIST

GEMXGLW1 371 Mod 136 Ft

GEMX71W1 24 Mod 12 Ft

GEPS12.00U/NA 0 Ea

GEPS12.20U/NA 11 Ea

GED6ML08 0 Ea

GED6LBT 0 Ea

GEDFLC1 0 Ea

191600041 or 191600044 26 Ea

9403 61 Ft

191600041 44 Ea

MATERIAL BREAKDOWN

GEMXGLW1 Modules 12V P/B

O 32 20W P/B

O 31 20W P/B

L 18 20W P/B

L 18 20W P/B

A 29 20W P/B

R 32 20W P/B

T 21 20W P/B

R 32 20W P/B

E 20 20W P/B

E 20 20W P/B

GEMX71W1 Modules 12V P/B

LOGO 21 20W P/B

Tetra[®] LED System

Lighting Solutions

EAST CLEVELAND, OH 44112

TECH SUPPORT: 888-894-9533 / 216-298-4242

Drwg #: 061019 ; 01

Rev : 1

MAILED 1 OF 1

Sign A

DT-LTR-L36REM
DT-SF-L42LOGOREM
36" Linear Letterset w/ 42" Logo
Page 6

5" depth fabricated aluminum Channel letter with .040" thick aluminum letter returns
Interior of letter channel to be painted matte White for max. letter brightness

5" Letter Depth

Mechanically fasten to facade as required per wall conditions

Green LED illumination - REF. LED layout page for LED specs and layout

.177" thick translucent 'White' acrylic face panel w/ 1st surface applied vinyl graphics - ref layout for color specs

Baffled weep hole two required per letter channel

Gemini trimcap fastened to return w/ PH screw painted to match trimcap

Electrical 5" x 5" Raceway

Power Supplies

Toggle Switch

10 ft. electrical stub-out for electrical connection to power source

Low Voltage Cable thru wall in 1/2" dia. non-metallic conduit

.080" alum painted white with vinyl registration symbol circle applied to first surface. Ship with (1) screw fastened & rotate up behind 'E'. Installer to rotate down in place & apply second screw before mounting to wall.

SECTION DETAIL - A
Scale: 1/8" = 1"

MOUNTING HARDWARE CHART			
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	•	•	•
3/8" LAGS WITH SHIELDS	•		
3/8" LAG BOLTS		•	
3/8" TOGGLE BOLTS			•

Client Review Status

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Drawn

Date

Declaration

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Date / Description

03/21/16 Issue Date

-

-

-

-

-

-

Project Information

Client Dollar Tree DT-C-043

7691 Farmsbury Dr.

Reynoldsburg, OH 43068

File Reynoldsburg, OH DT-C 043

Sales Design MJ PM CR

Attachment: Application #173349 (1435 : 7691 Farmsbury Dr.; Application #173349; Applicant: Nancy Radke)

Packet Pg. 29

Building Elevations
Before & After
Page 4



EXISTING ELEVATION
Scale: N.T.S.



PROPOSED SIDE ELEVATION
Scale: N.T.S.

Sign 

South
Elevation



Client Review Status
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
Name _____ Date _____
Title _____

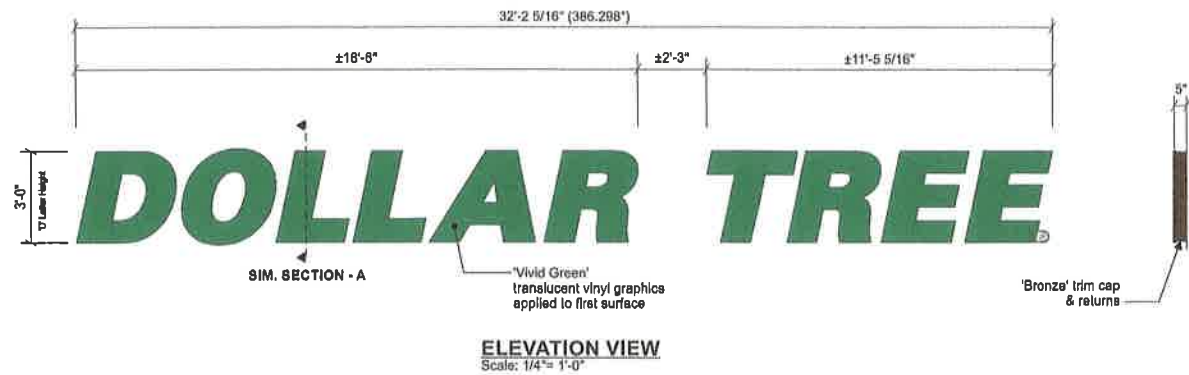
Declaration
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Date / Description	
Date	Description
03/21/16	Issue Date
-	-
-	-
-	-
-	-

Project Information
Client **Dollar Tree DT-C-043**
7691 Farmsbury Dr.
Reynoldsburg, OH 43068
File **Reynoldsburg, OH DT-C 043**
Scale Design MJ PM CR



DT-LTR-L36REM
36" Linear Letterset w/o Logo
Page 7



GENERAL SPECIFICATIONS:

Fabricated alum 5" depth face III letters with Gemini trimcap

Logo and letters are acrylic with 1st surface translucent vinyl graphics.

Registration is .080" alum painted white with vivid green 'R' & circle applied to first surface.

COLOR SPECIFICATIONS:

- 3M Vivid Green #3630-156 Translucent Vinyl - PMS 347C
- 3M Light Kelly Green 3M #3630-146 Translucent Vinyl - PMS 340C (TBV)
- Opaque Black Vinyl 3M #3660-12
- Translucent 'White' B47 Polycarbonate
- 'Bronze' Pre-finished coil stock

DOLLAR TREE

DOLLAR = 65.5 SQ FT
TREE = 34.33 SQ FT
TOTAL = 99.83 SQ FT

DOLLAR TREE

OA = 96.86 SQ FT



Client Review Status:
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
Name: _____ Date: _____
Title: _____

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7691 Farmsbury Dr.
Reynoldsburg, OH 43068
File: Reynoldsburg, OH DT-C 043
Sales: Design: MJ PM CR



888-294-2007
www.allenindustries.com

DT-LTR-L36REM
36" Linear Letterset w/o Logo
Page 8

5" depth fabricated aluminum Channel letter with .040" thick aluminum letter returns
Interior of letter channel to be painted matte White for max. letter brightness

5" Letter Depth

Green LED illumination
- REF. LED layout page for LED specs and layout

.177" thick translucent 'White' acrylic face panel w/ 1st surface applied vinyl graphics
- ref layout for color specs

Baffled weep hole
two required per letter channel

Gemini trimcap fastened to return w/ PH screw painted to match trimcap

Mechanically fasten to facade as required per wall conditions

Electrical 5" x 5" Raceway

Power Supplies

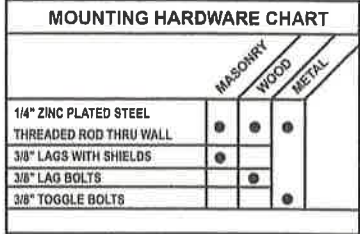
Toggle Switch

10 ft. electrical stub-out for electrical connection to power source

Low Voltage Cable thru wall in 1/2" dia. non-metallic conduit

.080" alum painted white with vinyl registration symbol circle applied to first surface. Ship with (1) screw fastened & rotate up behind 'E'. Install to rotate down in place & apply second screw before mounting to wall.

SECTION DETAIL - A
Scale: 1/8"= 1"



	Client Review Status Allen Industries, Inc. requires that an " ☐ Approved" drawing be obtained from their client prior to any production release or production release revision. ☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit Name _____ Title _____ Date _____	Declaration Copyright © 2016 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the product being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or excluded in any factory annotation. This design shown on the drawing (except for any registered trademarks, that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.	Date / Description <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">03/21/16</th> <th style="width: 70%;">Issue Date</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">-</td><td style="text-align: center;">▲</td></tr> <tr><td style="text-align: center;">-</td><td style="text-align: center;">▲</td></tr> <tr><td style="text-align: center;">-</td><td style="text-align: center;">▲</td></tr> <tr><td style="text-align: center;">-</td><td style="text-align: center;">▲</td></tr> <tr><td style="text-align: center;">-</td><td style="text-align: center;">▲</td></tr> </tbody> </table>	03/21/16	Issue Date	-	▲	-	▲	-	▲	-	▲	-	▲	Project Information Client Dollar Tree DT-C-043 7691 Farnsbury Dr. Reynoldsburg, OH 43068 File Reynoldsburg_OH_DT C-043 Sales _____ Design MJ _____ TH _____ CR	 Corporate Identity Programs 888-294-2007 www.allenindustries.com
03/21/16	Issue Date																
-	▲																
-	▲																
-	▲																
-	▲																
-	▲																



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 173483
Permit #:
Date Submitted: 5/2/16
Fee Amount: \$200.00
☒ Paid: 43261

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>2272 Baltimore-Reynoldsburg Rd.</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>OH Retail II LL LLC</u>	
Contact Email:	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>O'Charley's Restaurant + Bar</u>	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>Commercial - Restaurant</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Bob Kessler - Kessler Sign Company</u>	Applicant Address: <u>PO Box 785 Zanesville, OH 43702-0785</u>
Applicant Phone Number: <u>740-453-0668</u>	Applicant Email: <u>bob@kessler-signco.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400): _____	
☒ Minor/Exterior Modifications (\$200): <u>Entry facade improvements, new light fixtures at entrance, new awnings & signage</u>	
☐ Signage (\$75): _____	
☐ Historic District (\$50): _____	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 4-29-16
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>C5</u>
	☐ Historic District
	☐ CC Overlay
	<u>Other Board Approval</u>
	☐ BZBA
Meeting Date: <u>6/2/16</u>	
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planner Initials: _____ Date: _____	



SPECIFICATION DOCUMENT
Project Star Specifications 2016
04.15.16

Exterior Paint

EP-1



Manufacturer:

Sherwin Williams

Color:

Glidden Treasured Moment

Color No.:

A1849

Formulation:

Sherwin Williams formulation coordinate with GC

Finish:

Satin

Location:

Tower Cornice Profiles

EP-2



Manufacturer:

Sherwin Williams

Color:

Balanced Beige

Color No.:

SW7037

Finish:

Satin

Location:

Accent and Corners

EP-3



Manufacturer:

Sherwin Williams

Color:

Black Fox

Color No.:

SW7020

Finish:

Satin

Location:

Parapet Cap, Glass house roofs and walk-in cooler/freezer

Wall Tile

WT-1



Manufacturer:

Shaw Flooring

Product:

Wood Tile

Pattern:

Revolution

Size:

6" x 36" Color 200

Contact:

ABRH Local Shaw Representative

Grout:

Laticrete 59 Espresso or Color Equivalent

Location:

Exterior Entry Walls

Installation Pattern:

Staggered

Note:

Suitable for exterior walls in freezing and non-freezing climates

WT-2



Manufacturer:

Shaw Flooring

Product:

Harbor

Pattern:

TGN31

Size:

12" x 24" Color 761

Contact:

ABRH Local Shaw Representative

Grout:

Laticrete 52 Midnight Black or Color Equivalent

Location:

Entry Tower and Canopy Column

Installation Pattern:

Staggered

Note:

Suitable for exterior walls in freezing and non-freezing climates

Stone

ST-1



Manufacturer: Eldorado Stone
Product: Alderwood Stacked Stone
Location: Exterior Stone Accent Walls
Note: May be substituted with a local product as long as the integrity of the specification is maintained.

Contact: Headwaters Stone Division
Wendell Mast, 330.401.2115

Exterior Lighting

EL-2



Manufacturer: Hinkley Lighting
Product Line: Lex
Number: 2714BZ
Size: 8.5" x 15"
Finish: Aluminum
Color: Bronze
Contact: Hermitage Lighting
1.615.843.3380
<http://www.hinkleylighting.com/product/Bronze-Lex-LED-Outdoor-217>

Location: Entry and Entry Column

Exterior Awning

ES-1



Manufacturer: Approved Signage Company
Product: Fixed Open Style Aluminum Louvered
Color: SW6446 Arugula
Finish: Satin
Location: Exterior

ACM Sign Band

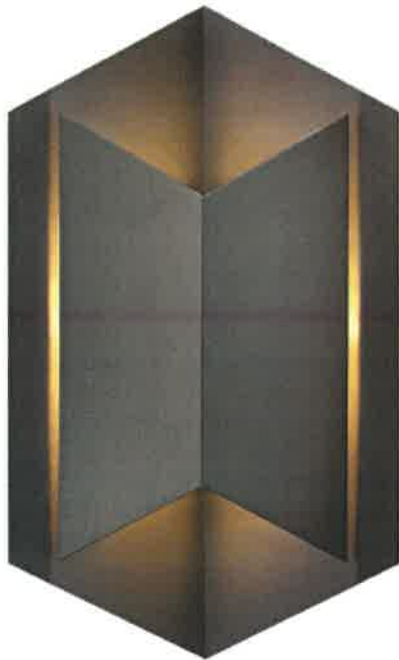
ACM-1



Manufacturer: Approved Sign Fabricator
Product Line: .090 Aluminum Material
Color: EP-3
Location: Sign Band on Top Portion of Entry Tower



HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440 853 5500 [F] 440 853 5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



LEX 2714BZ	
BRONZE	
WIDTH:	8.5"
HEIGHT:	15.0"
WEIGHT:	4.0 LBS
MATERIAL:	ALUMINUM
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.8"
SOCKET:	1-15W UNI-100 'INCLUDED
LED INFO:	
LUMENS:	800
COLOR TEMP:	2700k
CRI:	96
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	No
EXTENSION:	5.0"
TTO:	7.5"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665271409

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

lifeAGLOW®







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L|P Architecture

USE OF DOCUMENTS. Drawings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for the use solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including copyright.

O'Charley's

[illegible]

Reynoldsburg, OH 43068

294

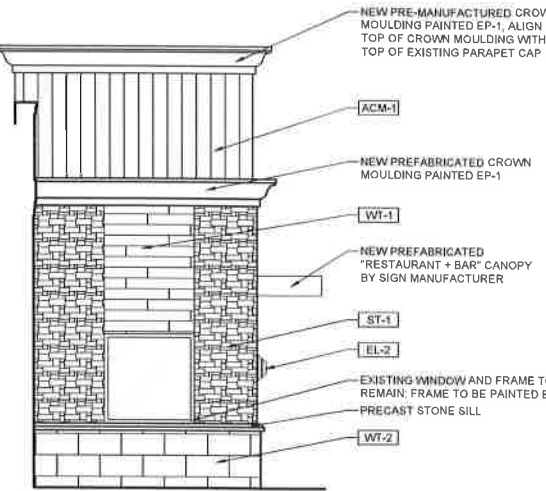
O'Charley's

Exterior Elevations

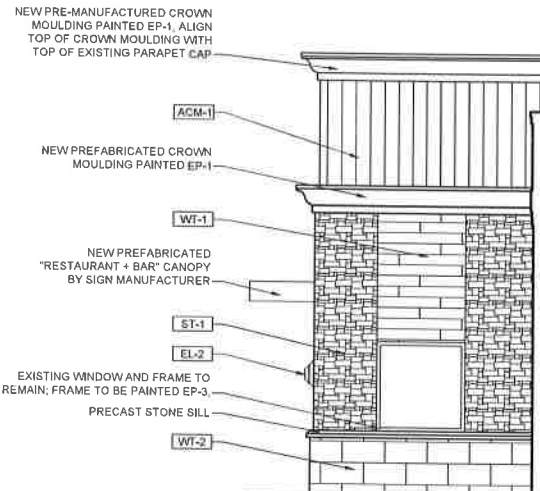
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Packet Pg. 40

Attachment: Application #173483 (1436 : 2272 Baltimore-Reynoldsburg Rd.; Application #173483; Applicant: Bob Kessler)



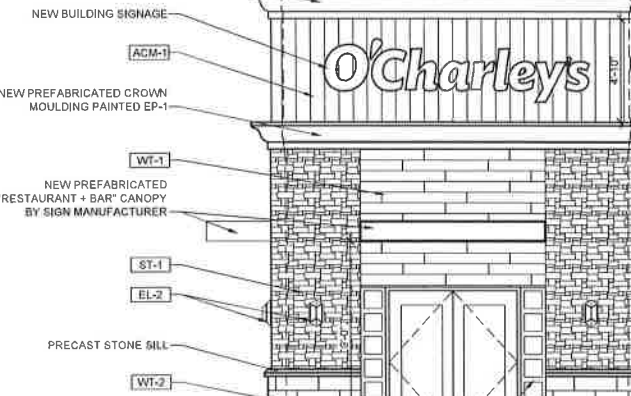
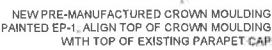
ENTRY TOWER
EAST EXTERIOR
SCALE: 1/4"=1'-0"



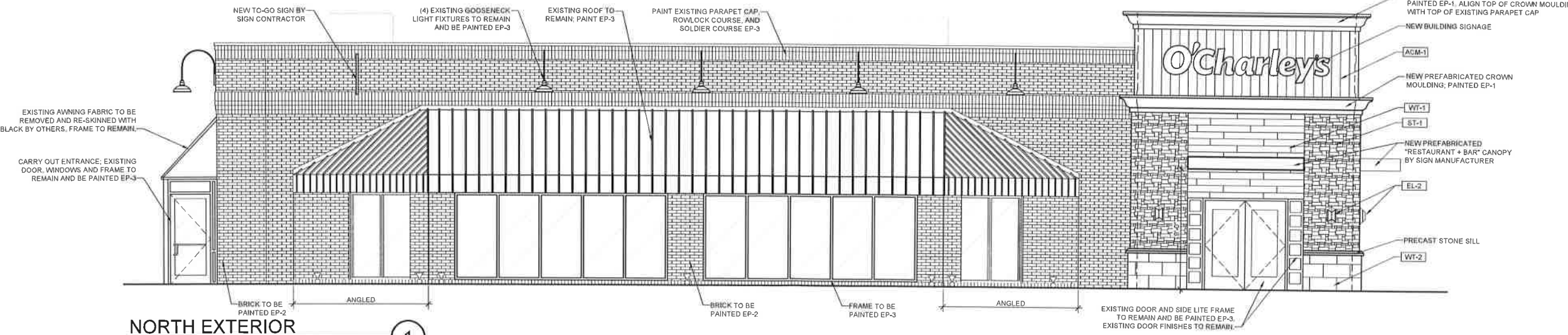
ENTRY TOWER
SOUTH EXTERIOR
SCALE: 1/4"=1'-0"

NOTES

1. REFERENCE MATERIAL RESOURCES AND SCHEDULES FOR FURTHER INFORMATION ON FINISHES AND FIXTURES.
2. EXTERIOR ACCESSORIES SHALL BE COORDINATED WITH THE OWNER AND LOUIS+PARTNERS DESIGN FOR SPECIFICATIONS AND EXACT PLACEMENT.
3. CAREFULLY REMOVE AND PROPERLY DISPOSE OF EXISTING NEON LIGHTING AROUND PERIMETER OF BUILDING.
4. EXTERIOR HANDRAILS AND LADDER TO REMAIN. LINE ITEM ADD ALTERNATIVE: PAINT P-4. COORDINATE WITH OWNER.



WEST EXTERIOR
SCALE: 1/4"=1'-0"



NORTH EXTERIOR
SCALE: 1/4"=1'-0"



2188 N. Cleveland Mansfield Rd.
Akron, Ohio 44333
330.553.3281
web: louispartners.com

L/P Architecture

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O'Charley's



PROJECT NO.: 11513
DRAWN BY: L/P
CHECKED BY: L/P
ISSUED DATE:
ISSUED REVISIONS:

2272 Baltimore Reynoldsburg Road
Reynoldsburg, OH 43068

294

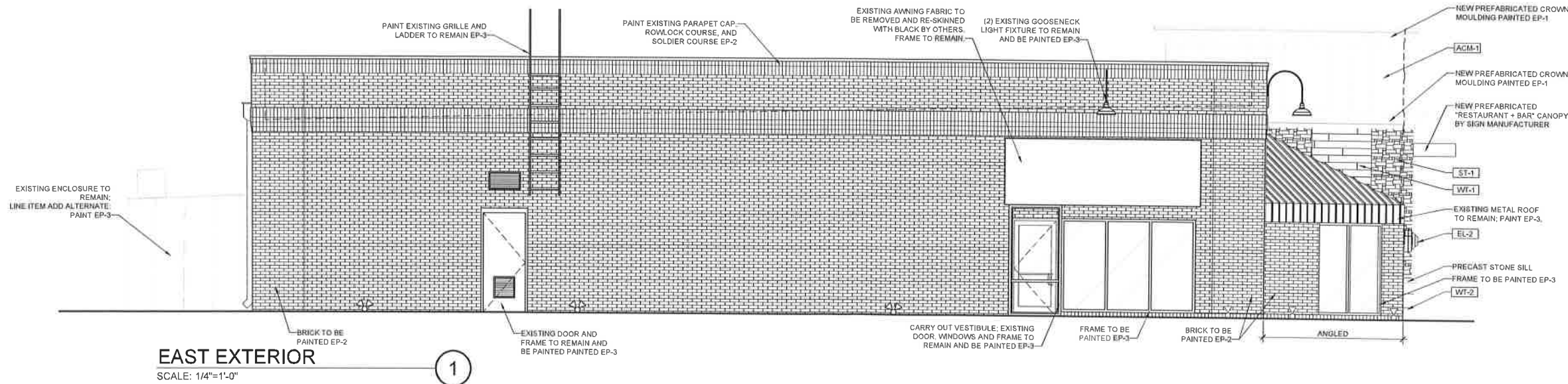
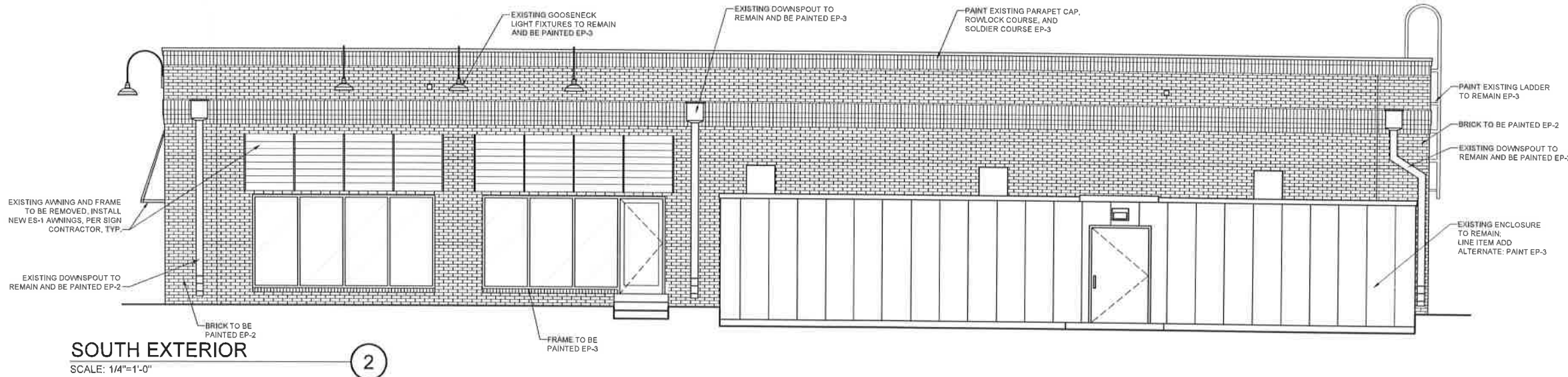
O'Charley's

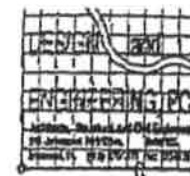
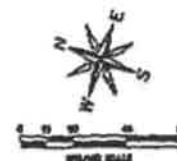
Exterior Elevations

A-302

NOTES

1. REFERENCE MATERIAL RESOURCES AND SCHEDULES FOR FURTHER INFORMATION ON FINISHES AND FIXTURES.
2. EXTERIOR ACCESSORIES SHALL BE COORDINATED WITH THE OWNER AND LOUIS+PARTNERS DESIGN FOR SPECIFICATIONS AND EXACT PLACEMENT.
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4. EXTERIOR HANDRAILS AND LADDER TO REMAIN. LINE ITEM ADD ALTERNATIVE: PAINT P-4, COORDINATE WITH OWNER.





1117 TOTAL PARKING SPACES
1112 PARKING SPACES FOR CARS
5 HANDICAP PARKING SPACES
R.V. AND BUS PARK SPACES

CHRG NAME: 43-63P.DNS (MFG)

**A. PRELIMINARY SITE PLAN FOR:
O'CHARLEY'S
Reynoldsburg, OH (Taylor Square)**

MEAL EXTRUDER
CONSTRUCTION

DATE: _____

DATE: _____

VERSION :
F
SITE AREA :
1.65±Acres
Scale: 1" = 30'
DATE : 08/18/08

000

0' CHARLEY'S DEVELOPMENT

08/25/08 07:24 FAX 015 782 5032

O'Charley's

STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

A

TWO (2) SETS OF 27" FACE-LIT CHANNEL LETTERS

READING "O'CHARLEY'S".
 SEE PG 4 FOR PROPOSED SIGNAGE.
 SEE PG 10 FOR SIGN DETAIL.

B

FOUR (4) BACKER PANELS

SEE PG 4 FOR PROPOSED SIGNAGE.
 SEE PGS 11 - 13 FOR SIGN DETAIL.

C

TWO (2) 11" x 10'- 8" CANOPY SIGNS

READING "RESTAURANT + BAR".
 SEE PG 4 FOR PROPOSED SIGNAGE.
 SEE PG 14 FOR SIGN DETAIL.

D

THREE (3) AWNINGS & ONE (1) AWNING BY OTHERS

SEE PGS 5 & 6 FOR PROPOSED AWNINGS.
 SEE PGS 15 & 16 FOR AWNING DETAILS.

E

TWO (2) 36 1/4" x 4'- 3 1/4" FACE REPLACEMENT FOR EXISTING D/F BLADE SIGN

READING "O'CHARLEY'S CURBSIDE TO GO".
 SEE PG 8 FOR PROPOSED SIGNAGE.
 SEE PG 17 FOR SIGN DETAIL.

F

EXISTING TOWER LED ACCENT LIGHTING

SEE PG 4 FOR PROPOSED LIGHTING.
 SEE PG 18 FOR LIGHTING DETAIL.

G

TWO (2) 48" x 10'- 0" FACE REPLACEMENT FOR EXISTING D/F MONUMENT.

READING "O'CHARLEY'S RESTAURANT + BAR".
 SEE PG 9 FOR PROPOSED SIGNAGE.
 SEE PG 19 FOR SIGN DETAIL.

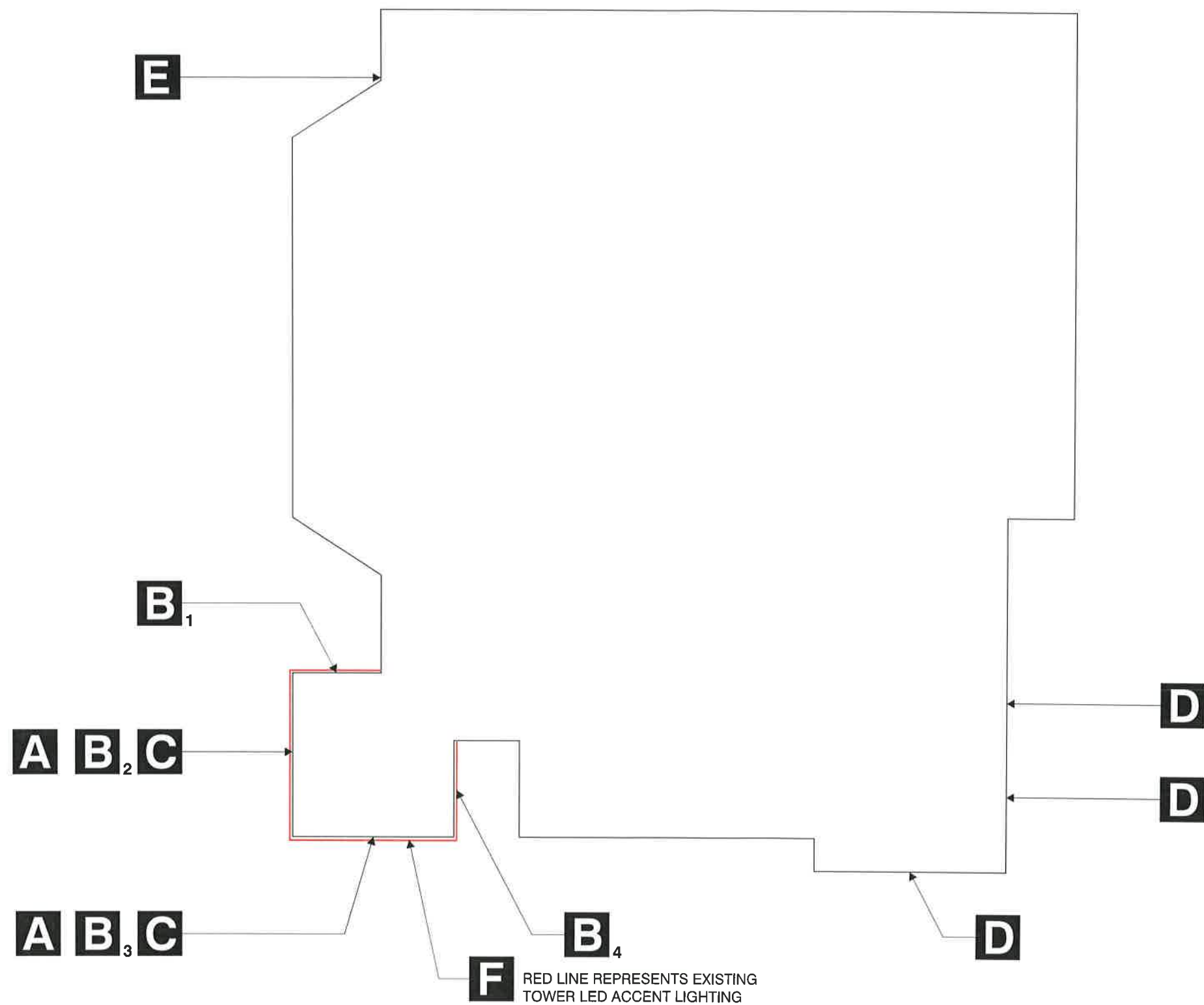


O'Charley's



SITE PLAN
NTS

FLOOR PLAN
NTS



3 OF 19



SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 12.08.15

DWG # 1512020-13
REVISION RTW 04.18.16

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

Packet Pg. 45



EXISTING STOREFRONT
NTS



PROPOSED STOREFRONT
NTS

SIGNS TO BE CENTERED VERTICALLY &
HORIZONTALLY WITHIN SIGNBAND AREAS.



EXISTING STOREFRONT
NTS



PROPOSED STOREFRONT
NTS



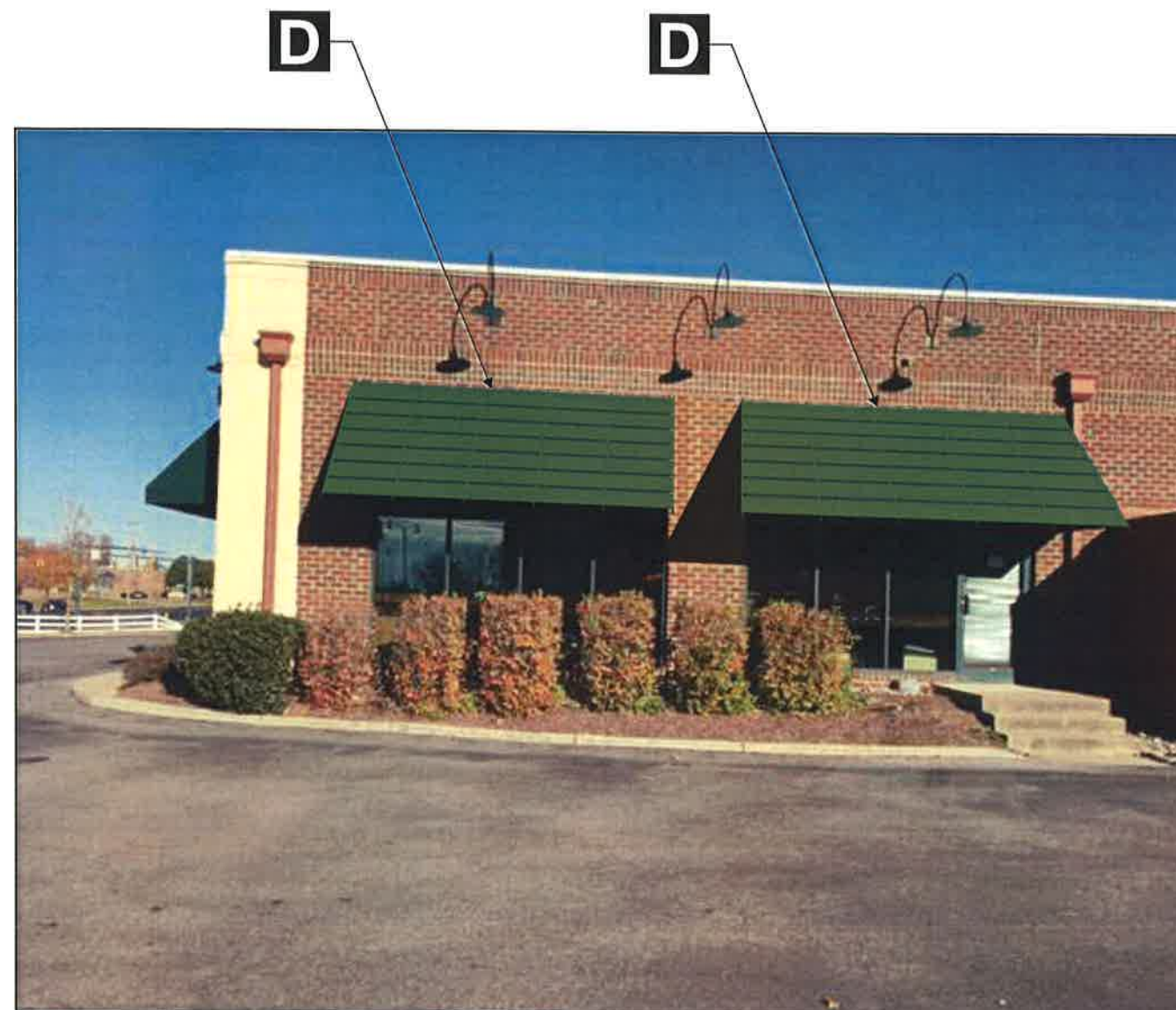
SALES:	SARAH BARKER
PM:	NATHAN SEIDLER
ART:	RTW 12.08.15

DWG #	1512020-13
REVISION	

LOCATION:	STORE #294 2272 BALTIMORE/REYNOLDSBURG REYNOLDSBURG, OH 43068
-----------	---



EXISTING RIGHT FACING
NTS



PROPOSED RIGHT FACING
NTS



EXISTING REAR
NTS



PROPOSED REAR
NTS

NOTE: AWNING TO BE RE-SKINNED BLACK BY OTHERS.

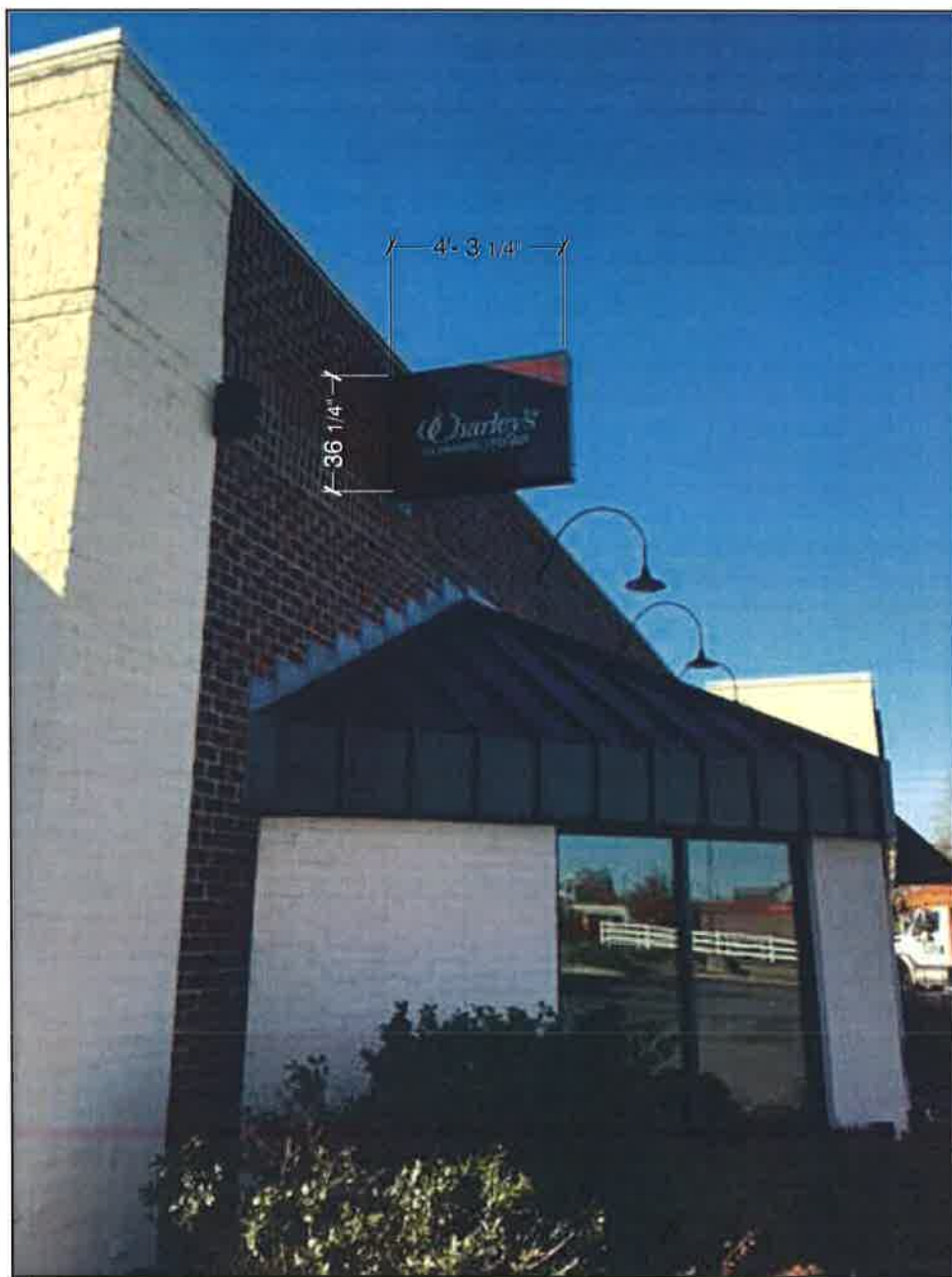


SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 12.08.15

DWG # 1512020-13
REVISION

LOCATION:

STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068



EXISTING BLADE SIGN
NTS



PROPOSED BLADE SIGN
NTS

E

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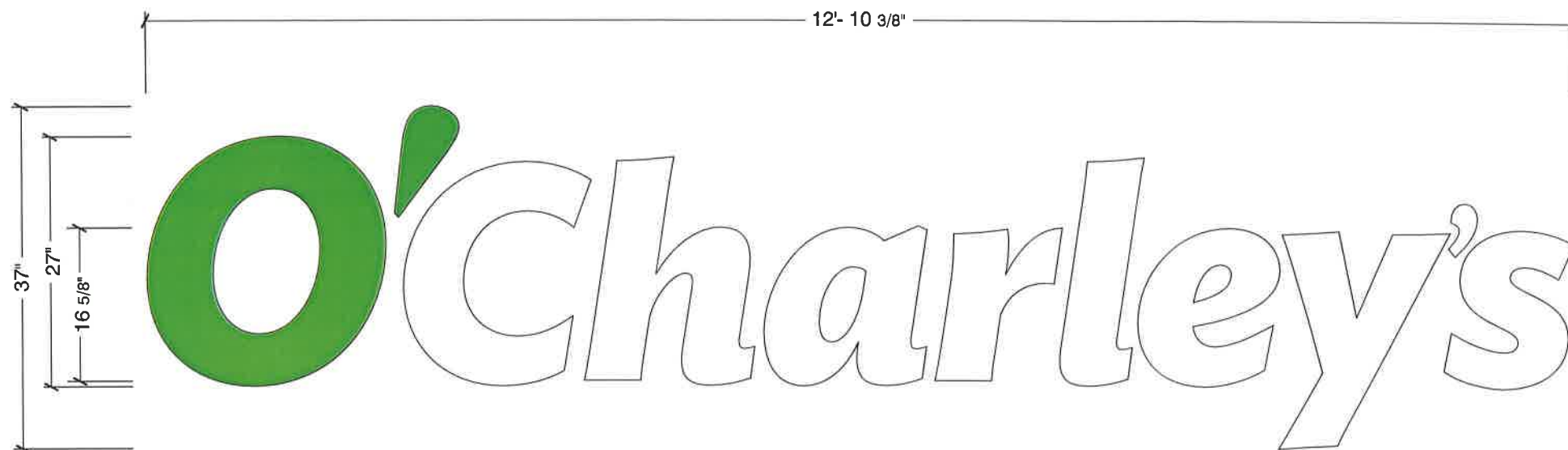
Attachment: Application #173483 (1436 : 2272 Baltimore-Reynoldsburg Rd.; Application #173483; Applicant: Bob Kessler)



EXISTING MONUMENT
NTS



G PROPOSED MONUMENT
NTS



A REMOTE FACE-LIT CHANNEL LETTERS

SCALE: $\frac{3}{4}'' = 1'-0''$

SQ FT: 28.95

QTY: 2

ILLUMINATION

"O" TO HAVE GREEN GOQ LEDs
 "CHARLEY'S" TO HAVE WHITE GOQ
 LEDs.
 REMOTE 12V POWER SUPPLIES.

FACES

3/16" 7328 WHITE PLEX.
 "O" TO HAVE 3M 3630-136 GREEN
 VINYL APPLIED FIRST SURFACE.

RETURNS

5" DEEP .040 ALUMINUM.
 INSIDE TO BE WHITE.
 OUTSIDE TO BE GLOSS BLACK.
 WEEP HOLES.

LETTER BACKS

.050 WHITE ALUMINUM.

TRIM CAP

1" BLACK JEWELITE.

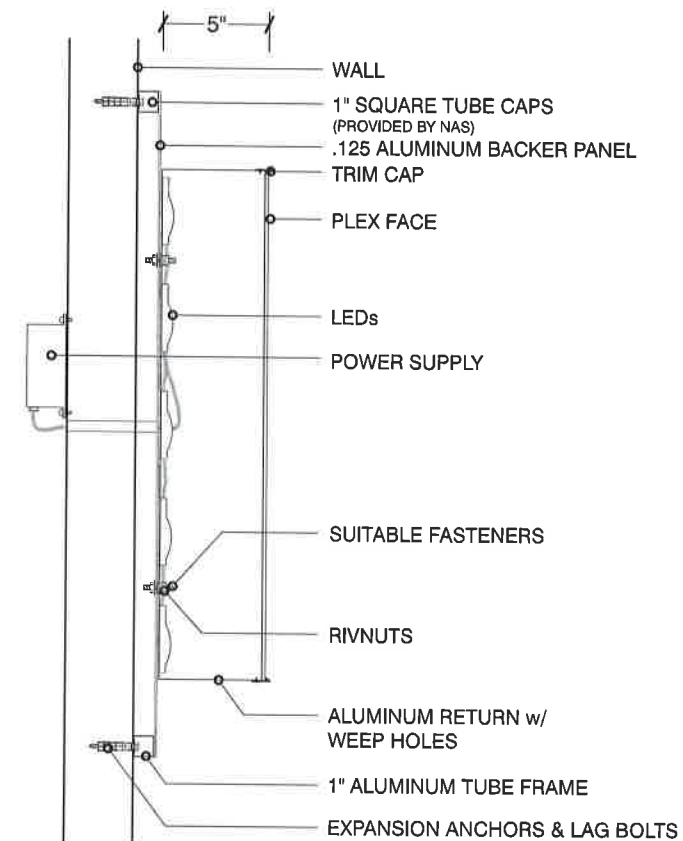
MOUNTING

LETTERS MOUNTED TO BACKER PANEL w/
 SUITABLE FASTENERS.
 RIVNUTS IN LETTER BACKS.
 PANEL MOUNTED TO WALL w/ EXPANSION
 ANCHORS & LAG BOLTS THRU 1" ALUMINUM
 TUBE FRAME.
 1" SQUARE TUBES TO HAVE END CAPS (CAPS
 PROVIDED BY NAS).

ELECTRIC

EXIT THROUGH BACKS.
 UL LISTED / EXTERIOR SET.

***MATCHING TOUCH UP PAINT TO BE PROVIDED BY NAS.**



CROSS SECTION
 NTS

10 OF 19



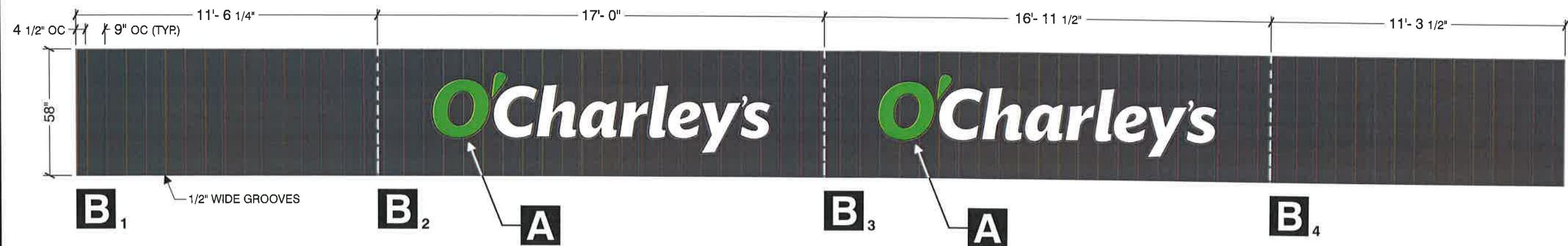
SALES: SARAH BARKER
 PM: NATHAN SEIDLER
 ART: RTW 12.08.15

DWG # 1512020-13
 REVISION

LOCATION:

STORE #294
 2272 BALTIMORE/REYNOLDSBURG
 REYNOLDSBURG, OH 43068

Packet Pg. 52

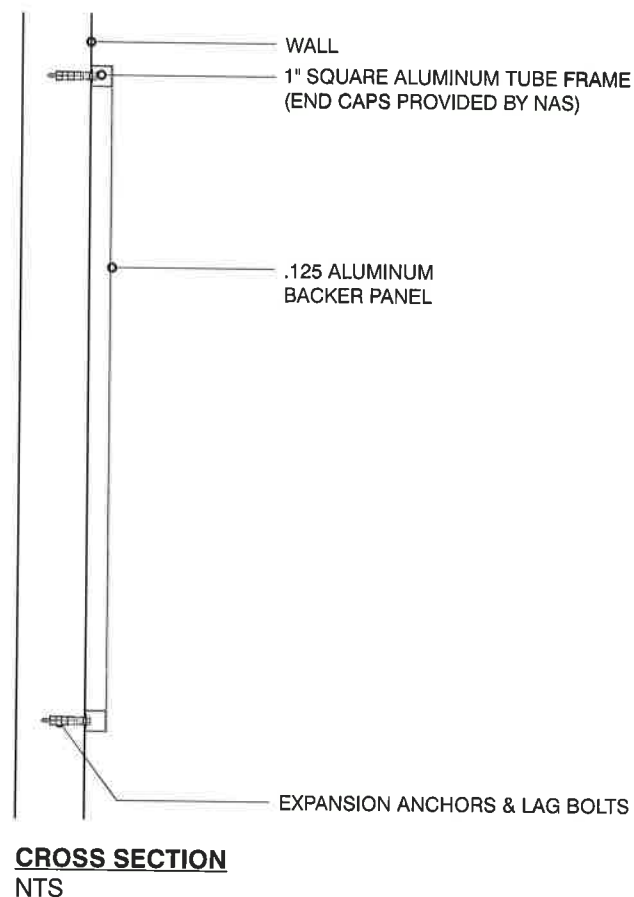
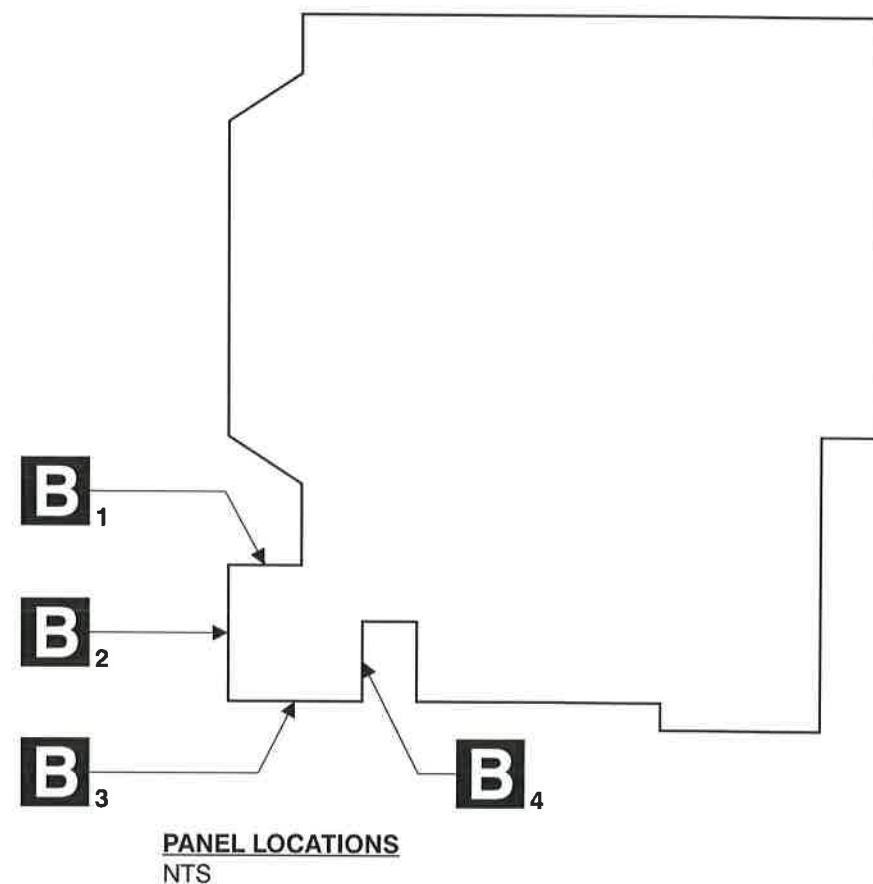


BACKER PANELS
SCALE: 1/4" = 1'- 0"

QTY: 4 PANELS

.125 ALUMINUM PANEL.
PAINTED SW 7020 BLACK FOX w/ SATIN FINISH.
1/2" VERTICAL GROOVES ROUTED .035" INTO
FACE OF PANEL.

***MEASUREMENTS TO BE FIELD
VERIFIED BEFORE PRODUCTION.**



UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521985

UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521986

UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521987

UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521988

UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521989

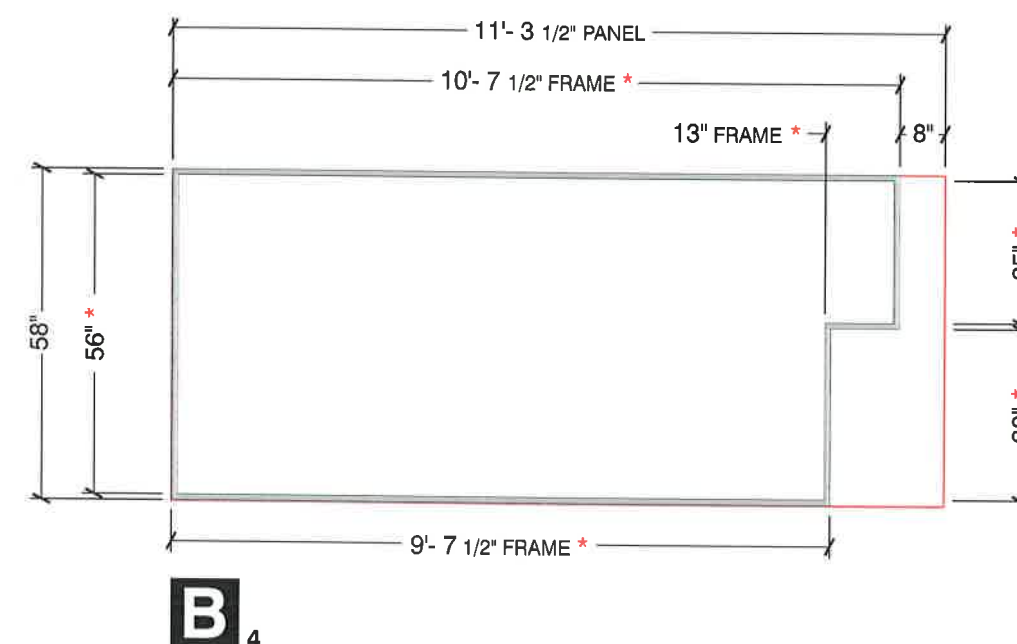
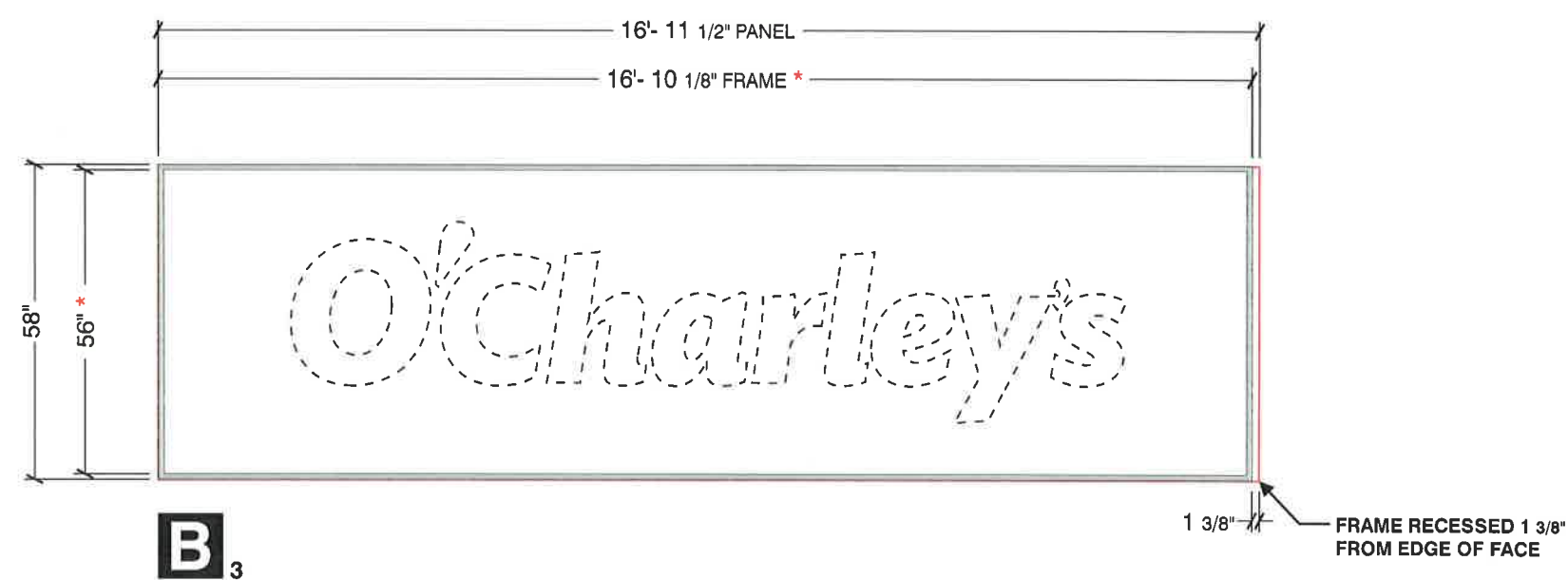
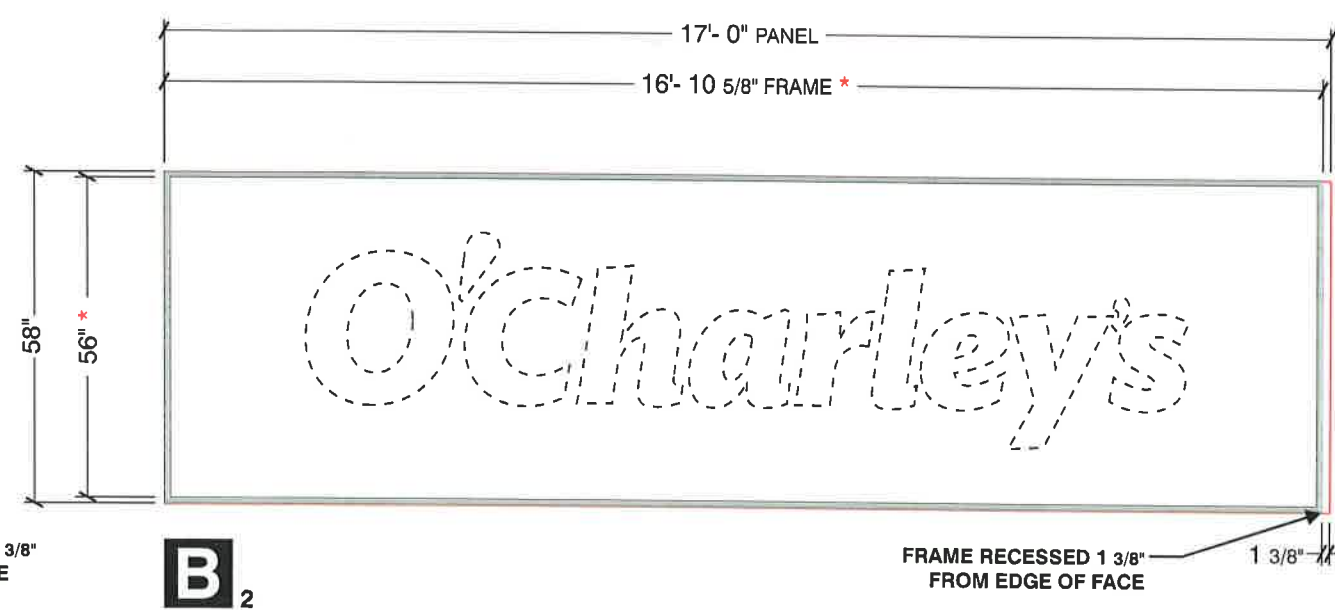
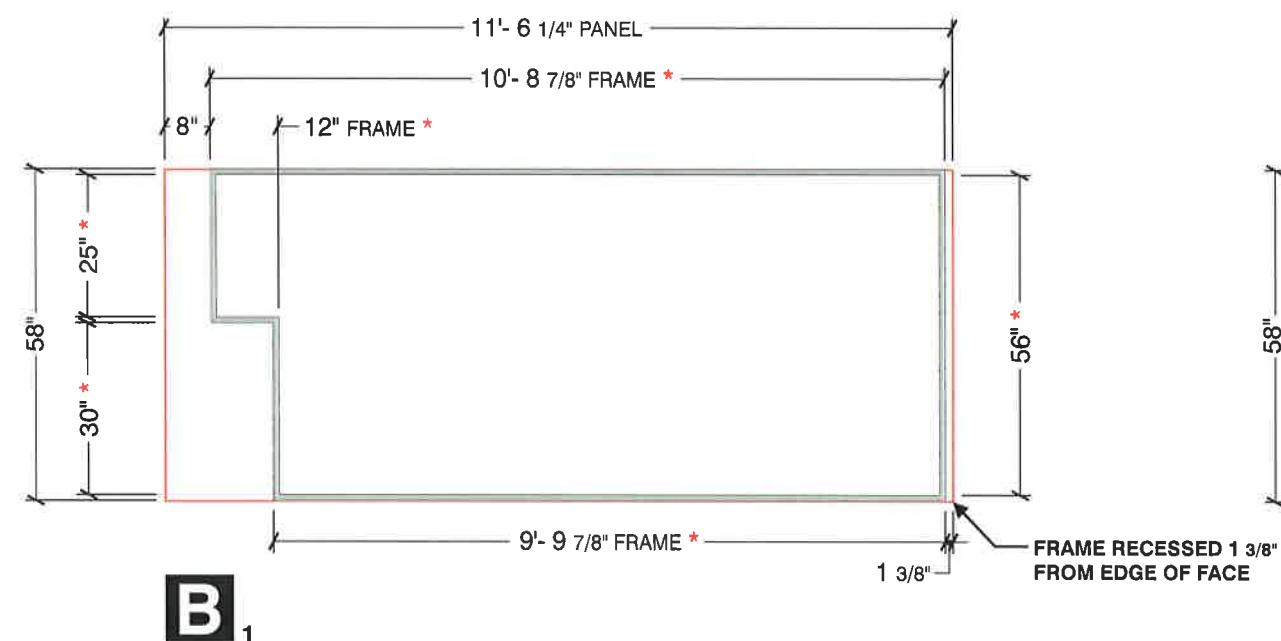
UL LISTED
ELECTRIC
SIGN
SECTION
No. HM 521990



SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 12.08.15

DWG # 1512020-13
REVISION

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

**ALUMINUM TUBE FRAME LAYOUT**

SCALE: 3/8" = 1'- 0"

QTY: 4 PANELS

1" SQUARE ALUMINUM TUBE FRAME ATTACHED TO BACK OF .125 ALUMINUM PANEL. ATTACHED w/ APPROPRIATE FASTENERS THROUGH FACES INTO ALUMINUM TUBE FRAME. END CAPS FOR 1" SQUARE ALUMINUM TUBE FRAME PROVIDED BY NAS.

NOTE:
ALL MOUNTING HOLES (EXCEPT THOSE THAT LAND ON THE FAR LEFT END OF **B1** AND THE FAR RIGHT END OF **B4**) ARE TO BE 4" AWAY FROM ANY EDGES ON EVERY PANEL.

* - ALUMINUM TUBE FRAME CUT SIZES.



SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 12.08.15

DWG # 1512020-13
REVISION

LOCATION:

STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

12 OF 19



C CANOPY SIGN
SCALE: 3/4" = 1'-0"
QTY: 2

ILLUMINATION
SLOAN SIGN BOX II LEDs.
SELF CONTAINED POWER SUPPLIES.

CABINET
.125 ALUMINUM CABINET.
1 1/2" x 1 1/2" x 3/16" ALUMINUM ANGLE
FRAME.
36" DEEP.
EXTERIOR FACE TO BE ROUTED &
BACKED w/ WHITE POLYCARBONATE.
BOTTOM OF CABINET TO BE ROUTED
& BACKED w/ WHITE POLYCARBONATE
FOR DOWN LIGHTING.
BOTTOM WELDED IN PLACE.
TOP TO HAVE CROSS BRAKE .063
ALUMINUM GASKET DOORS.
CABINET PAINTED BLACK.

INTERIOR PANEL
.063 ALUMINUM FACE w/ WHITE VINYL
APPLIED FIRST SURFACE.
2" x .063 ALUMINUM RETURN.
ATTACHED w/ SCREWS THRU THE
RETURN TO THE ALUMINUM ANGLE.
PANEL PAINTED BLACK.

MOUNTING
CABINET TO BE FLUSH MOUNTED.
THRU BOLTED USING EIGHT (8) 24"
LONG THREADED ROD (5/8" DIAMETER)
AT 32" OC.
WASHER & NUT REQUIRED ON BACK OF
FASTENERS.
TWO (2) 1 1/2" x 1 1/2" x 1/4" x 10'-4" LONG
ALUMINUM ANGLES w/ MOUNTING HOLES
TO MATCH EXTERIOR CABINET THREADED
ROD - FOR MOUNTING CABINET TO
INTERIOR OF BUILDING.
TWO (2) 3/8" LIFTING EYES IN TOP OF
CABINET.
INTERIOR PANEL MOUNTED OVER
THREADED ROD.

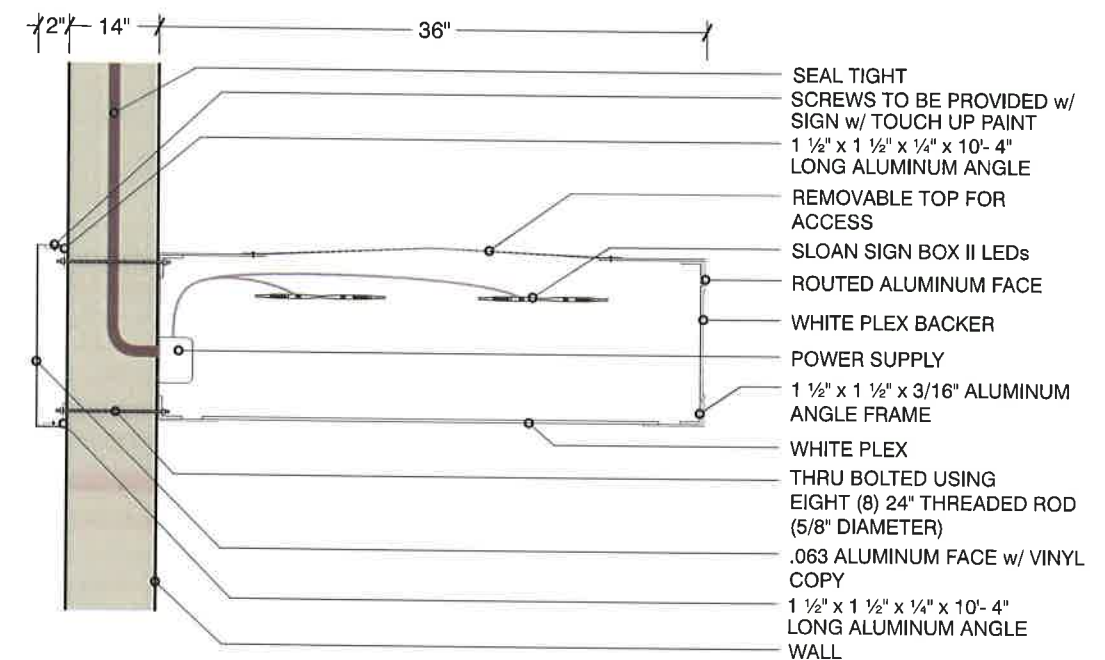
ELECTRIC
EXTERNAL DISCONNECT SWITCH.
WHIP TO HAVE 8'-0" OF SEAL TIGHT FROM
CABINET.
UL LISTED / EXTERIOR SET.

CANOPY @ 10'-8" AFF.

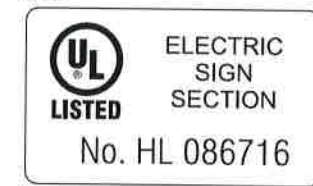
***TOP OF CANOPY TO BE INSTALLED PER
G.C.'s FIELD DIRECTION.**

***INTSTALLER TO SEAL ALL PENETRATIONS
& PERIMETER OF SIGN AT WALL.**

***PROVIDE PRE-DRILLED LEDGER
BOARD WHERE REQUIRED BETWEEN
BACK PANEL & WALL SUBSTRATE.**



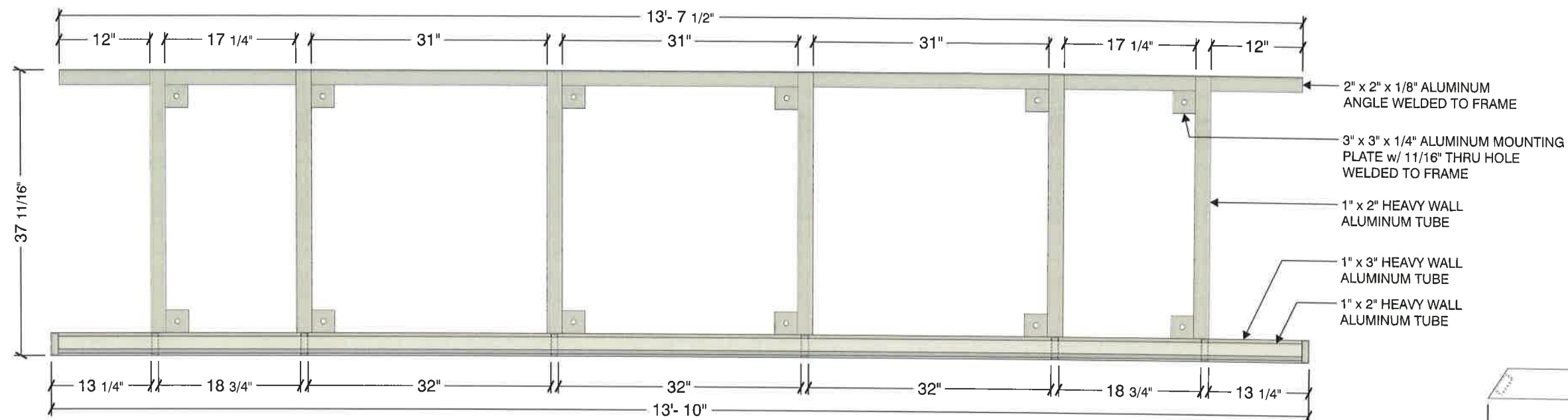
CROSS SECTION
NTS



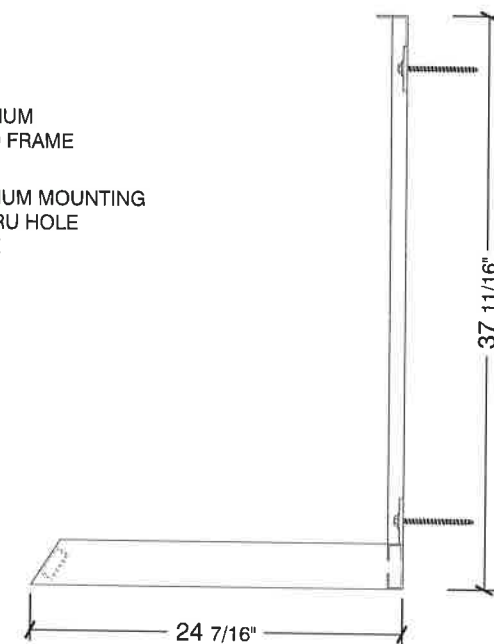
SALES:	SARAH BARKER
PM:	NATHAN SEIDLER
ART:	RTW 12.08.15

DWG # 1512020-13
REVISION RTW 04.18.16

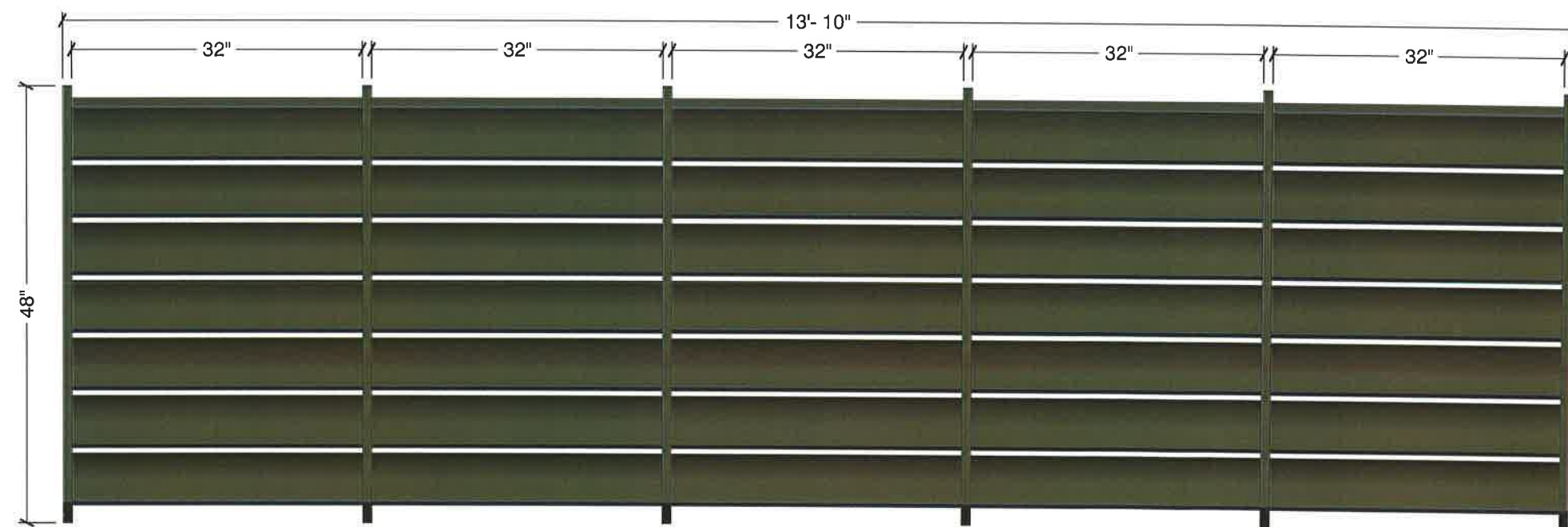
LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068



FRAME DETAIL
SCALE: 3/4" = 1'- 0"



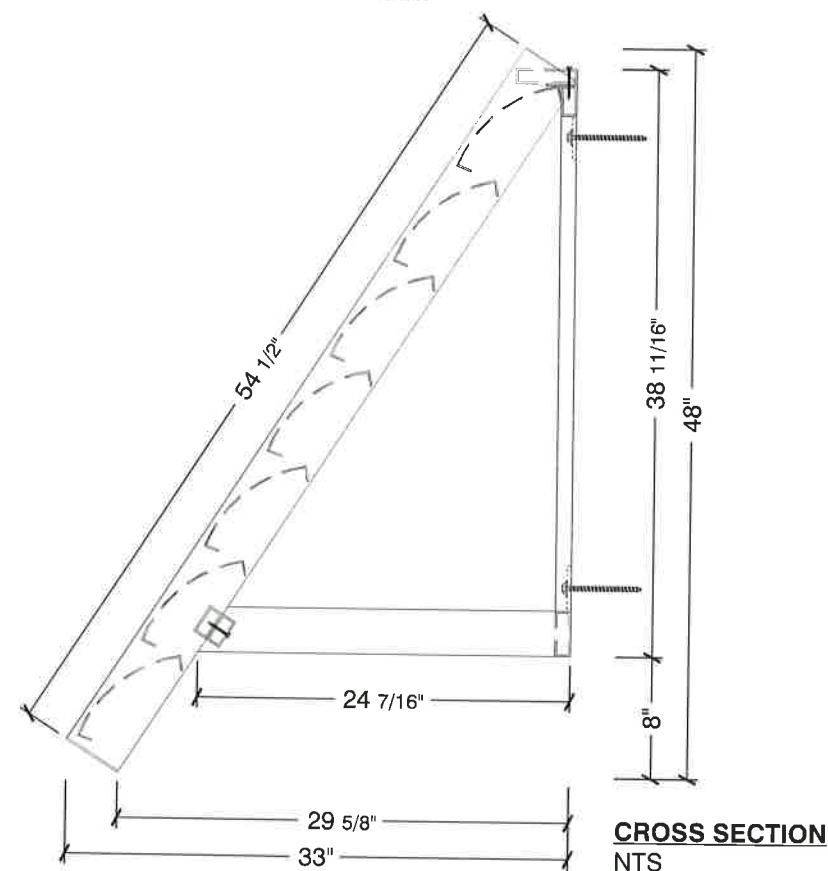
FRAME CROSS SECTION
NTS



D OPEN END LOUVERED ALUMINUM AWNINGS
SCALE: 3/4" = 1'- 0"

QTY: 3 AWNINGS

NOTE: ALL PARTS TO BE PAINTED
SW 6446 ARUGALA w/ SATIN FINISH.



*SEE ENLARGED DETAIL PAGE.

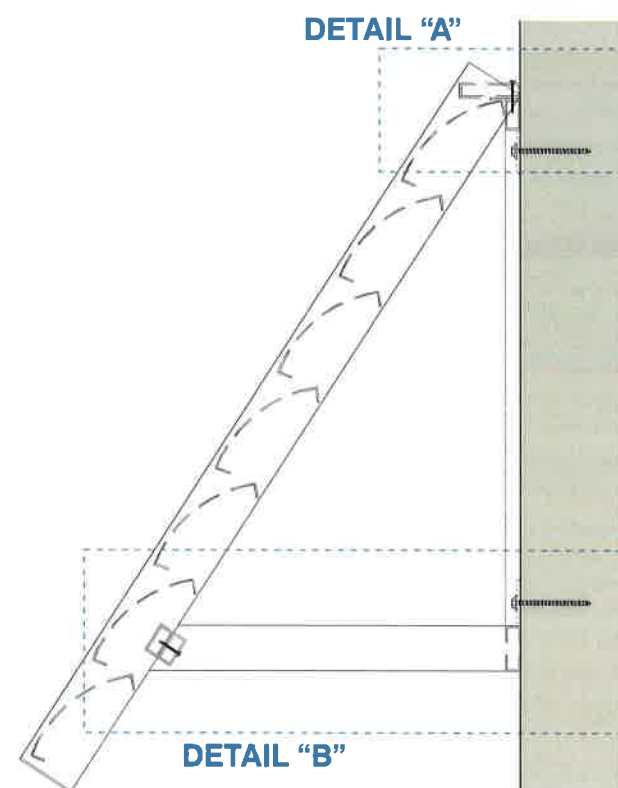
15 OF 19



SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 04.18.16

DWG # 1512020-13
REVISION RTW 04.18.16

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
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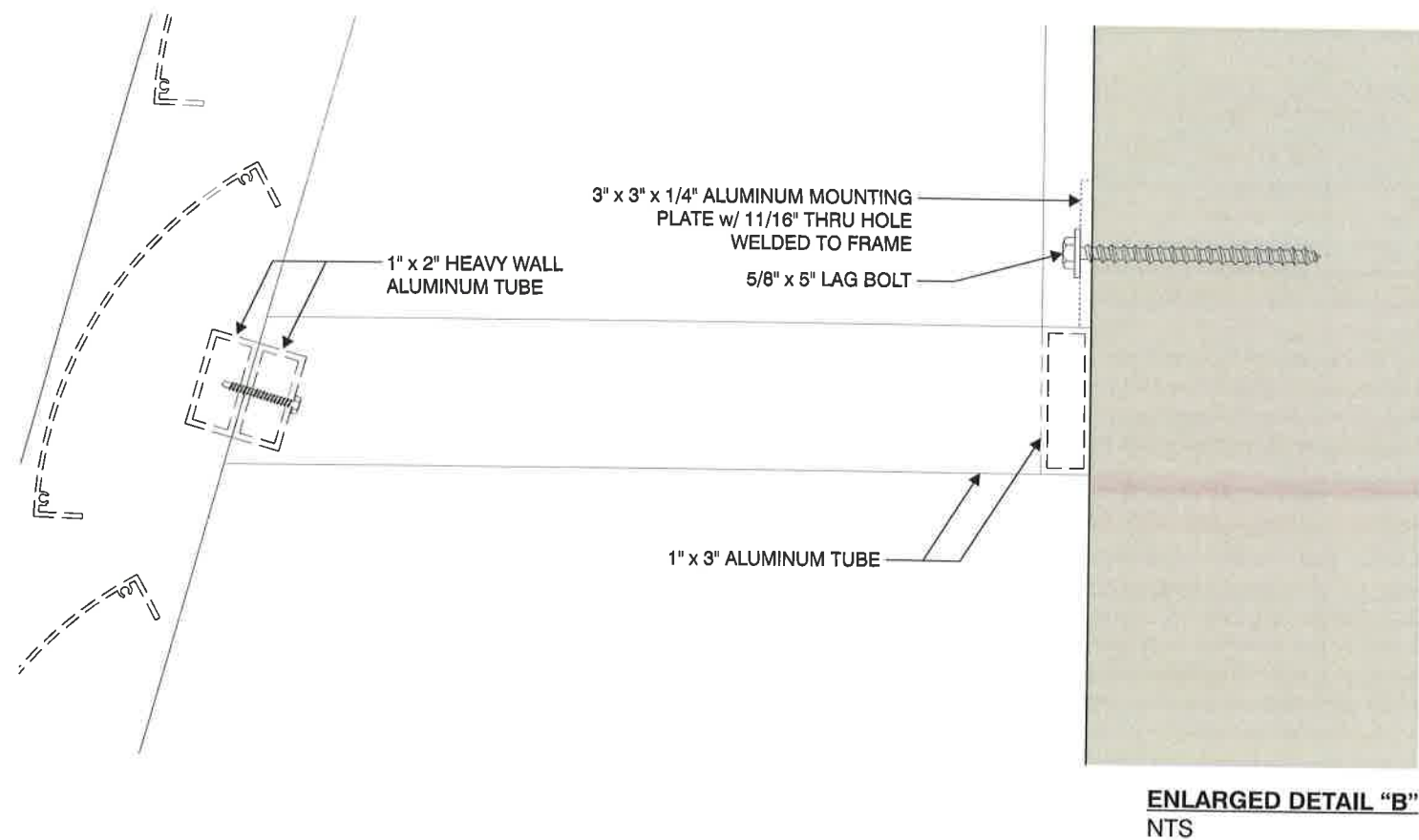
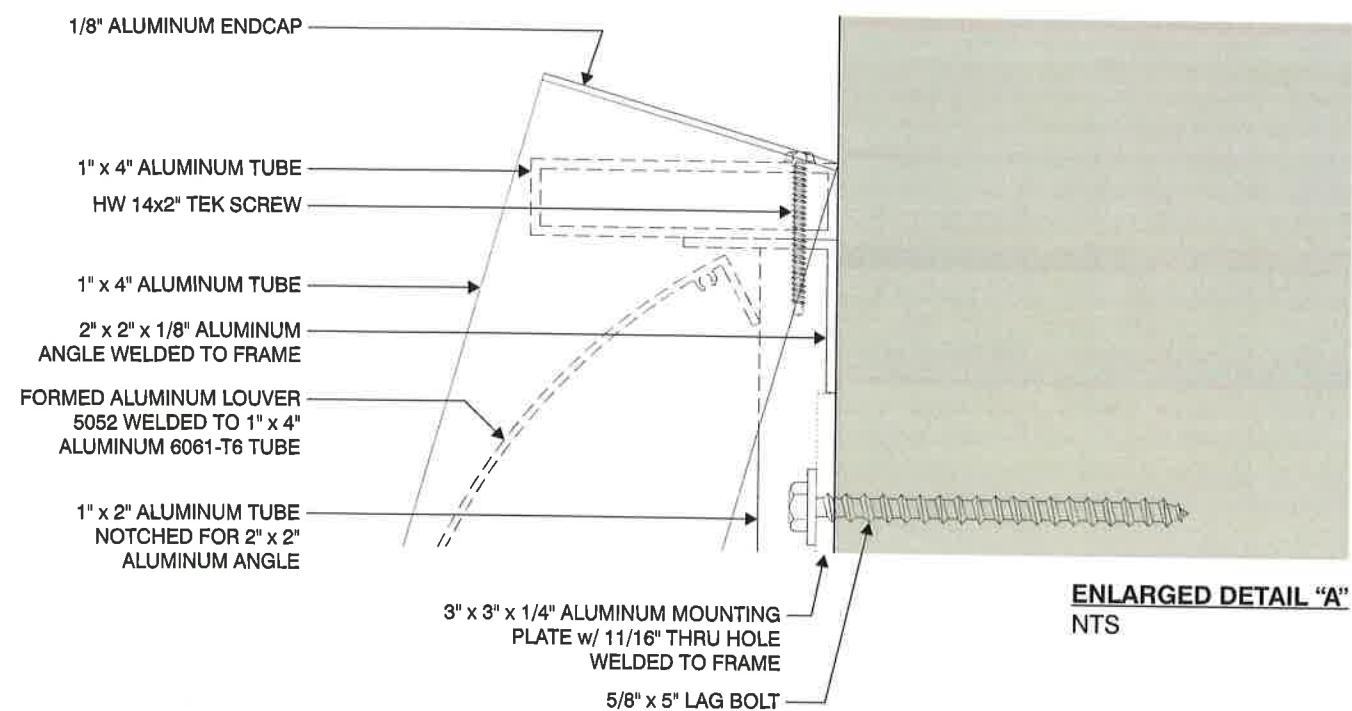
AWNING CROSS SECTION
NTS

**NOTE: ALL PARTS TO BE PAINTED
SW 6446 ARUGALA w/ SATIN FINISH.**

**FASTENING OF AWNINGS TO STORE TBD BY INSTALLER.
AWNINGS CENTER MOUNTED w/ WINDOW OPENINGS IN
SAME LOCATION AS OLD AWNINGS.
(ALL AWNINGS TO BE MOUNTED AT THE SAME HEIGHT)**

***SEAL ALL HOLES AT ANCHORS, TYP.**

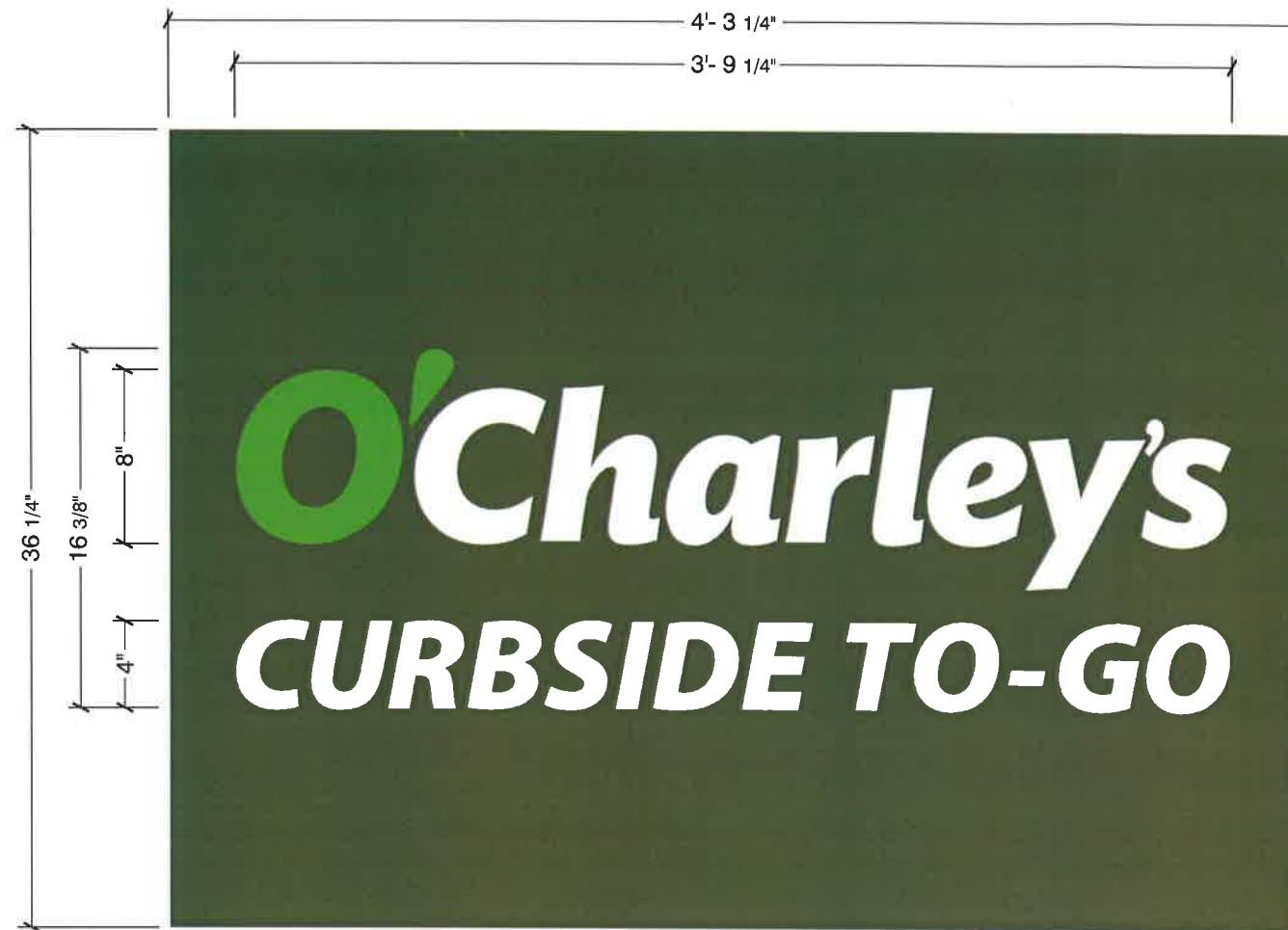
***TOUCH-UP PAINT FOR MOUNTING SCREWS TO BE
PROVIDED BY NAS..**



SALES: SARAH BARKER
PM: NATHAN SEIDLER
ART: RTW 04.18.16

DWG # 1512020-13
REVISION RTW 04.18.16

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

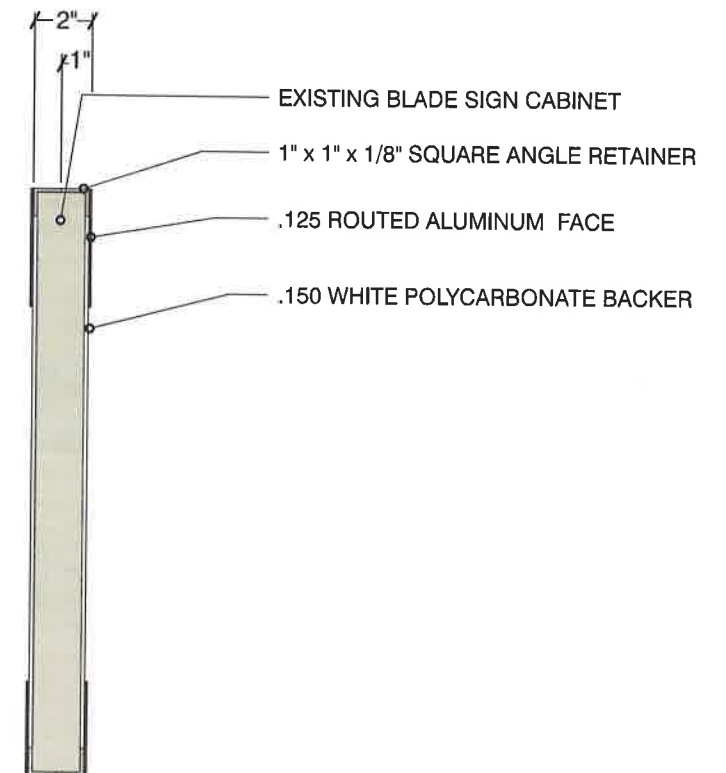


E FACE REPLACEMENTS FOR EXISTING D/F BLADE SIGN
SCALE: 1 1/2" = 1'-0"

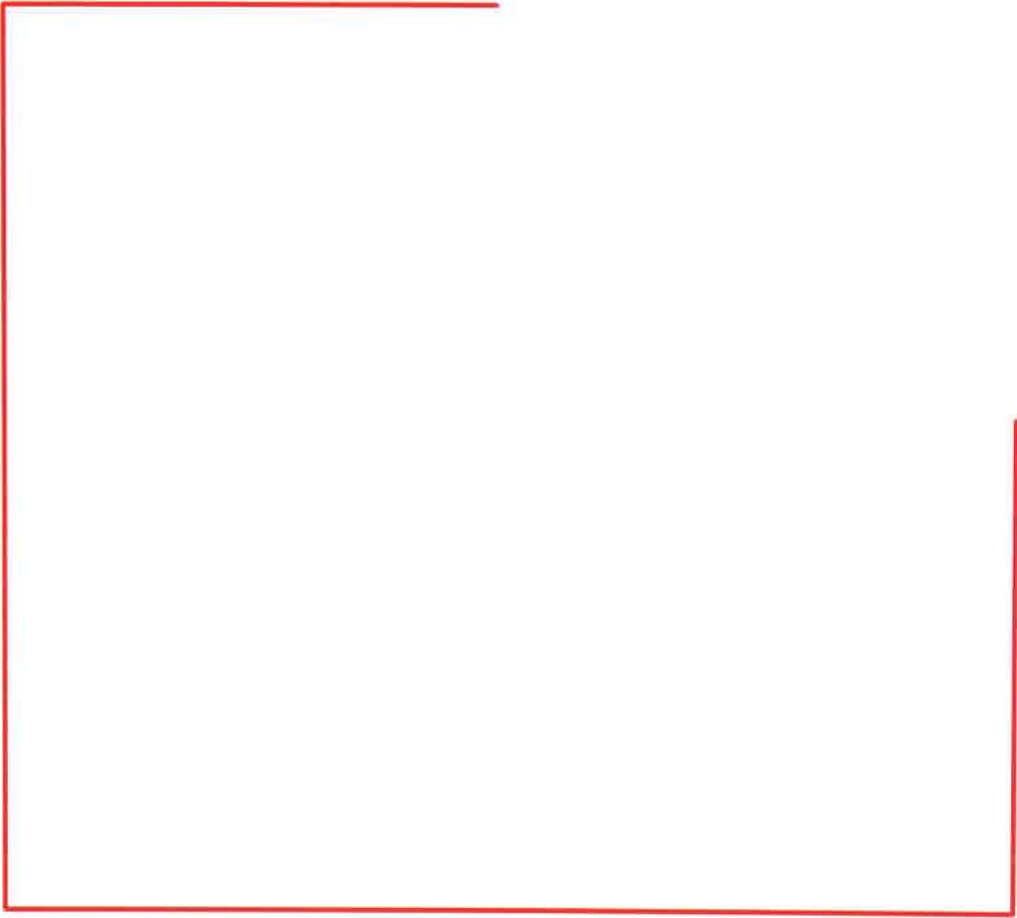
QTY: 2

FACES
.125 ROUTED ALUMINUM w/ 1" x 1" x 1/8" SQUARE ANGLE
RETAINERS PLUG & STITCH WELDED TO FACE FOR
SHOE BOX FIT ON EXISTING SIGN.
SECURED w/ SCREWS & SILICONE AROUND ENTIRE CABINET.
PAINTED TO MATCH PMS 7743.
BACKED w/ .150 WHITE POLYCARBONATE.
"O" TO HAVE 3M 3630-136 GREEN
VINYL APPLIED FIRST SURFACE.

*1 QUART OF GREEN PAINT (PMS 7743) PROVIDED BY NAS
TO REPAINT THE EXISTING BLADE SIGN CABINET.



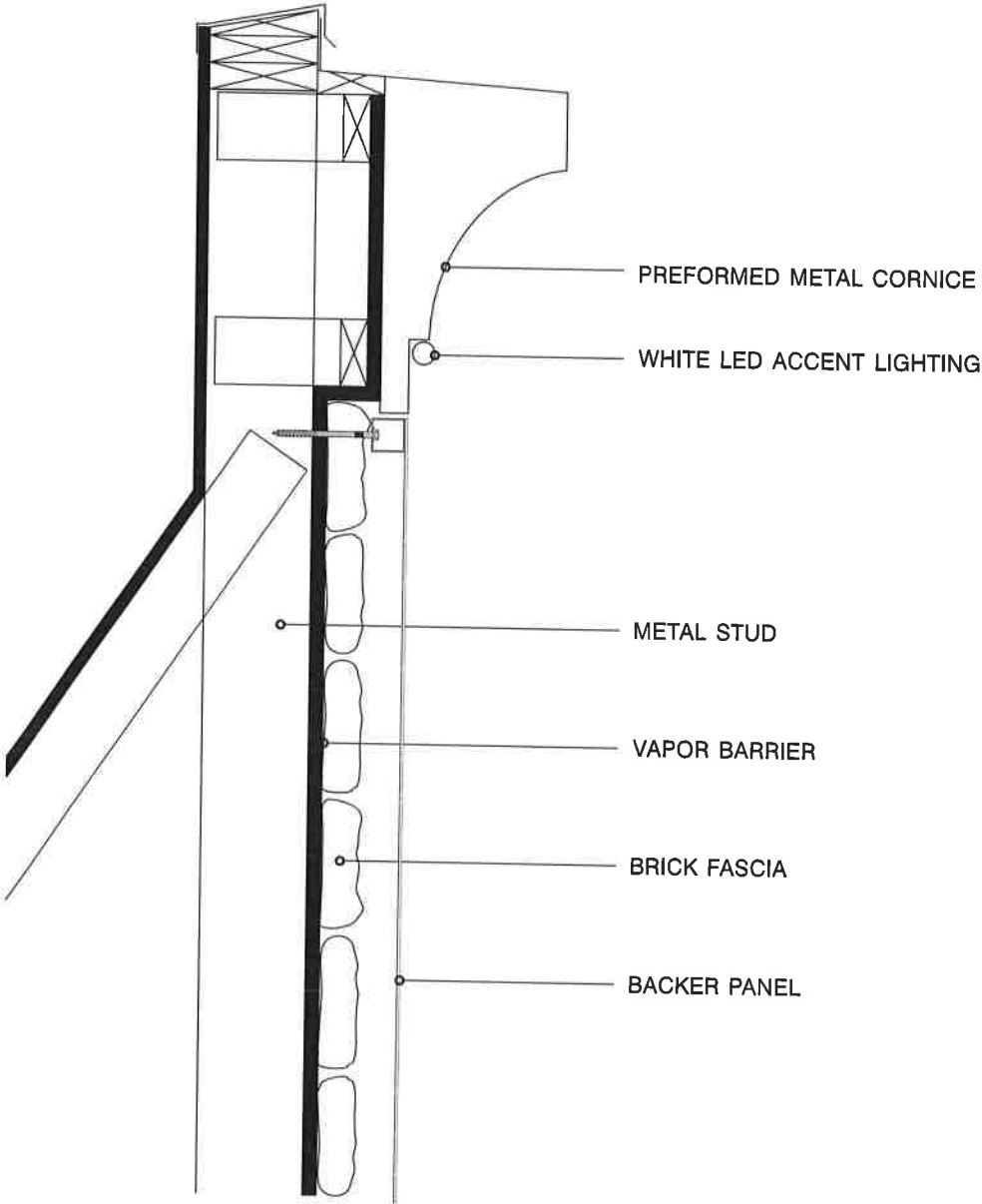
CROSS SECTION
NTS



F EXISTING TOWER LED ACCENT LIGHTING DETAIL
NTS

WHERE THERE IS NO DECORATIVE CORNICE FOLLOW THE LED
LINE FROM THE DECORATIVE CORNICE.

***EXISTING LED IS TO BE REMOVED & THEN REINSTALLED PER
THE SCHEDULE PROVIDED.**



CROSS SECTION
NTS



SALES:	SARAH BARKER
PM:	NATHAN SEIDLER
ART:	RTW 12.08.15

DWG # 1512020-13
REVISION RTW 04.18.16

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068



G MONUMENT FACE REPLACEMENT
SCALE: 3/4" = 1'-0"

QTY: 2 READING

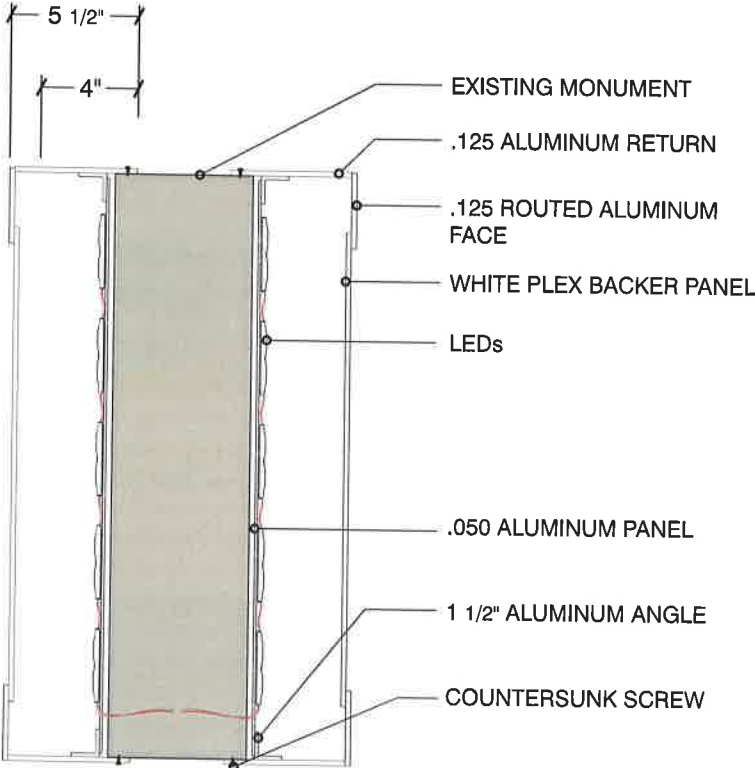
ILLUMINATION
WHITE GOQ LEDs.
LEDs ATTACHED TO .050 ALUMINUM PANEL.
PANEL TO BE ATTACHED TO 1 1/2" x 1 1/2" x 3/16" ALUMINUM ANGLES 4" FROM FACE.

FACES
.125 ROUTED ALUMINUM FACES.
5 1/2" x .125 ALUMINUM RETURN WELDED TO FACES.
ROUTED ALUMINUM SHOE BOX LID.
PAINTED TO MATCH PMS 7743.
.150" WHITE POLYCARBONATE BACKER PANEL
w/ 3M LIME GREEN 3630-136 VINYL "O" (APPLIED FIRST SURFACE).

MOUNTING
SLIDE OVER EXISTING MONUMENT CABINET & ATTACHED w/ COUNTERSUNK SCREWS & SILICONE AROUND ENTIRE CABINET.
PICK-UP CLIPS ATTACHED TO TOP OF FACE REPLACEMENTS.

ELECTRIC
UL LISTED / EXTERIOR.

***1 GAL. OF MATCHING GREEN PAINT TO BE PROVIDED BY NAS TO PAINT EXISTING CABINET & SKIRT.**



CROSS SECTION
NTS

INSTALLERS TO PROVIDE ANGLES (MATCHING EXISTING) TO RESTORE STRUCTURAL STABILITY TO MONUMENT SIGN SUBSTRUCTURE WHERE EXISTING SUPPORTS WERE CUT-OUT TO INSTALL EXISTING PAN-FORM PUSH-THROUGH. ATTACHED w/ NUTS/BOLTS AS REQUIRED.

 **ELECTRIC SIGN SECTION**
No. HL 086718

 **ELECTRIC SIGN SECTION**
No. HL 086719



SALES:	SARAH BARKER
PM:	NATHAN SEIDLER
ART:	RTW 12.08.15

DWG #	1512020-13
REVISION	

LOCATION: STORE #294
2272 BALTIMORE/REYNOLDSBURG
REYNOLDSBURG, OH 43068

Application #: 173545
Permit #: _____
Date Submitted: 5/5/16
Fee Amount: \$75.00
☒ Paid: 24/04

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>4156 E. Main St.</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Metropolitan Reynoldsburg, LLC / Continental Realty</u>	
Contact Email: <u>—</u>	Contact Phone Number: <u>(414) 883-1040</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Landmark Financial</u>	Contact Name: <u>Cris Alpine (agent)</u>
Contact Phone Number: <u>(440) 523-2352</u>	Contact Email: <u>calpine@signvisionco.com</u>
Description of Use: <u>Financial Institution</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Jami Gray-SignVision Co., Inc.</u>	Applicant Address: <u>987 Claucraft Rd. Columbus, OH 43230</u>
Applicant Phone Number: <u>(414) 475-5161</u>	Applicant Email: <u>jamig@signvisionco.com</u>
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400): _____	
☐ Minor/Exterior Modifications (\$200): _____	
☒ Signage (\$75): <u>Internally illuminated channel letters on raceway + self-contained logo cabinet; new faces in multi-tenant ground sign</u>	
☐ Historic District (\$50): _____	
Applicant shall submit eleven (11) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.	

Applicant Signature: Jami Gray Date: 5/3/16
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>CS</u>
	☐ Historic District
	☒ CC Overlay
	<u>Add'l Approvals Req'd</u>
	☐ BZBA
Meeting Date: <u>6/2/16</u>	
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planning Admin.: _____ Date: _____	



SITE PLAN

SIGN SCHEDULE

- A CL-15-RW | ONE (1) REQ.
- B TENANT PANELS | TWO (2) REQ.
- C CUSTOM DV-1 DOOR VINYL | ONE (1) REQ.
- D WV-2S WINDOW VINYL | TWO (2) REQ.
- E INT-1 REPLACEMENT INTERIOR PLAQUE | ONE (1) REQ.
NOT SHOWN
- F INT-M MARKETING FRAME | FIVE (5) REQ.
NOT SHOWN
- G TEMPORARY BANNER | ONE (1) REQ.



**FEDERAL
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(865) 246-6020 Fax (865) 246-6021

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Houston, TX • Crystal Creek, TX • Indianapolis, IN
Louisville, KY • Memphis, TN • Dallas, TX • Columbus, OH
Wilmington, DE • Tampa, FL • Atlanta, GA
Tampa, FL • Daytona Beach, FL • Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1 4/17/16 JLF Updated Sign B site
R2 4/18/16 JLF Add p.13 for banner elevation
R3 4/20/16 SW Add overhead dimension
Consent Dependent to this Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.
Client Approval/Date:
Landlord Approval/Date:

Account Rep: Denise Wallace

Project Manager: Kenny Smith

Drawn By: Jake La Fond

 Underwriters Laboratories Inc.  INSTRUCTIONS TO USER: ALL LISTED COMPONENTS AND SHALL MEET ALL U.L.C. STANDARDS. ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 88 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER BOUNDING AND BONDING OF ALL SIGNS.

Project / Location:

Lendmark

6156 E. MAIN ST.
REYNOLDSBURG COMMONS
REYNOLDSBURG, OH 43068

Job Number:	23-36746-10
Date:	MARCH 8, 2016
Sheet Number:	1 of 13
Design Number:	23-36746-10 R3

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Existing

Height - 2' - 3 1/2"
Width - 8' - 9 1/8"
Depth - 5"
Area in Sq. Ft. - 20.07

Mounting Area:
Width - 9' - 8"
Height - 39 1/2"
Letter Material - Aluminum
Building Type - Wood
Letter Lumination - Face Lit
Area in Sq. Ft. - 17.50
Raceway: Yes
Color - SW 6094



Recommendation

CL-15-RW | INTERNALLY ILLUMINATED CHANNEL LETTERS ON RCWY & SELF CONTAINED LOGO CABINET

Height - 2' -1 1/4"
Width - 9'-7 3/4"
Depth - 5"
SqFt=20.3

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Tampa, FL • Daytona Beach, FL • Orlando, FL

Building Quality Signage Since 1991

Revisions:

R1 4/7/16 JLF Updated Sign B Size

R2 4/18/16 JLF Add p.13 for banner revision

R3 4/20/16 JLF Add storefront dimension

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Denise Wallace

Project Manager: Kenny Smith

Drawn By: Jake La Fond

UL

Underwriters Laboratories Inc.

Electrical to U.S. UL listed components and shall meet all N.E.C. standards

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 84 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

Lendmark

6156 E. MAIN ST.
REYNOLDSBURG COMMONS
REYNOLDSBURG, OH 43068

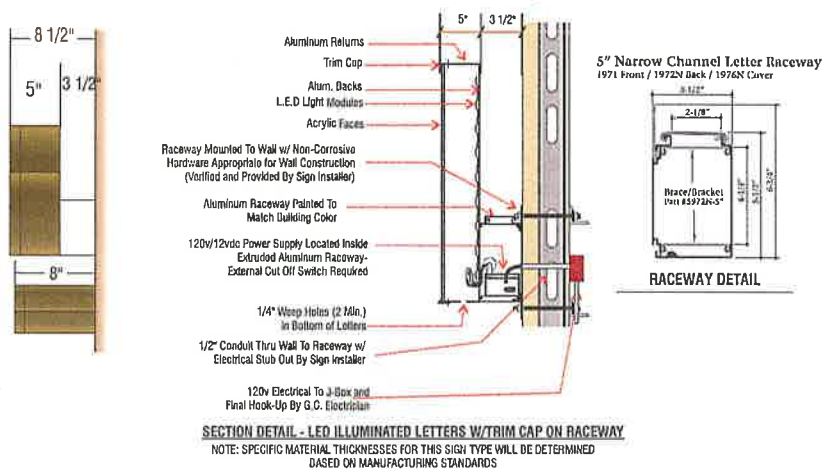
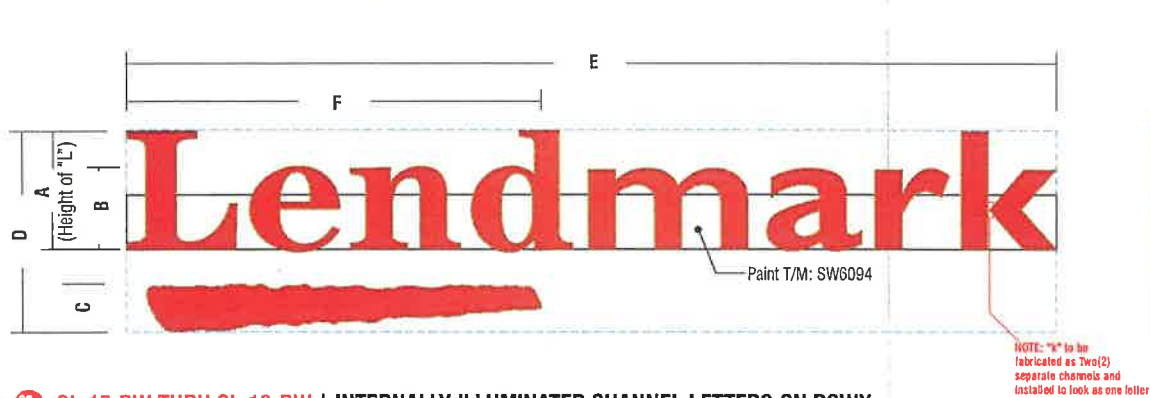
Job Number: 23-36746-10

Date: MARCH 8, 2016

Sheet Number: 2 of 13

Design Number: 23-36746-10 R3

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CL-15-RW THRU CL-18-RW | INTERNALLY ILLUMINATED CHANNEL LETTERS ON RCWY & SELF CONTAINED LOGO CABINET

“Lendmark” & “LOGO”

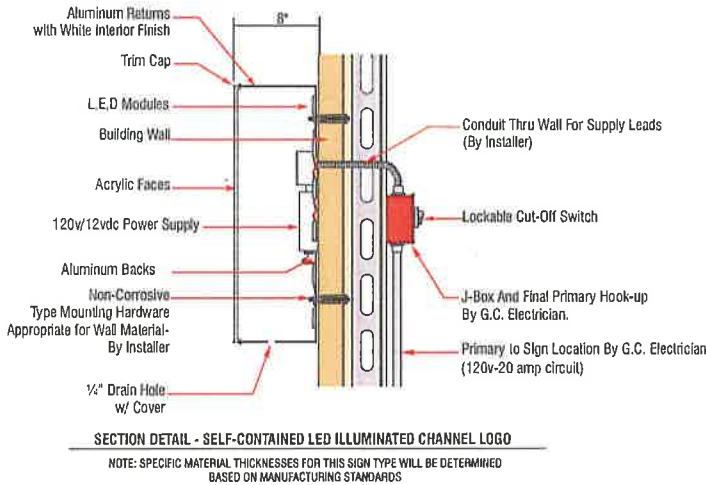
- FACE: #2283 RED PLEX
- TRIM CAP: BRONZE
- RETURNS: BRONZE- 41312Sp Medium Bronze Lrv 14.8
- ILLUMINATION: SLOAN RED LEDS
- RACEWAY: ALUMINUM RACEWAY PAINTED T/M WALL COLOR SW6094

ELECTRICAL REQUIREMENTS	
Total:	T.B.D., Amps
# of 120V, 20A Circuits Req'd T.B.D.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO	

MANUFACTURING NOTE: LOGO & LETTERS TO BE WIRED TO AND COME WITH PHOTOCCELL

SIGN TYPE	A	B	C	D	E	F	SQ. FT	QTY
CL-15-RW	1'-3"	10 1/4"	6"	2'-1 1/4"	9'-7 3/4"	4'-1 1/2"	20.3	1

CUSTOMER TO PROVIDE:	INSTALLER IS RESPONSIBLE FOR:
(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION. ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT) TO BE BY CERTIFIED ELECTRICIAN: A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit). B. Sign circuits must not be shared with other loads such as lights, air conditioning, and other equipment. C. Properly sized ground wires that can be traced back to the building panel must be provided. D. Number and size of circuits for each sign to meet Federal Health Signage requirements. Any deviation from the above recommendations may result in: 1. Damage to or improper operation of the sign(s). 2. Delays and additional costs. Notes: 1. Certain electrical components of signs will fail prematurely if signs are not shut off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell Unit with automatic shut off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty. 2. Some wiring devices will also adversely affect sign electrical components, causing failure. Any derating of the sign without consultation with Federal Health Sign Co. will void the warranty.	PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS. ELECTRICAL NOTES: 1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. I.U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS. SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.



 625 Market Street, Suite 600 Knoxville, TN 37902 (865) 246-6020 Fax (865) 246-6021	Manufacturing Facilities: Orem, UT • Dallas, TX • Jacksonville, FL • Orem, UT Office Locations: Channahon, IL • Las Vegas, NV • Laughlin, AZ Hialeah, FL • El Paso, TX • Jacksonville, FL • San Antonio, TX Houston, TX • Corpus Christi, TX • Indianapolis, IN Louisville, KY • Knoxville, TN • Ocala, FL • Orem, UT Sarasota, FL • Tampa, FL • Orlando, FL Tampa, FL • Daytona Beach, FL • Orlando, FL Building Quality Signage Since 1981	Revisions R1 4/7/16 JLF Updated Sign 0 size R2 4/18/16 JLF Add p.13 for banner elevation R3 4/28/16 BW Add banner dimension Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match. Client Approval/Date: Landlord Approval/Date:	Account Rep: Denise Wallace Project Manager: Kenny Smith Drawn By: Jake La Fond RECYCLED TO USE IN THE RECYCLED PAPER AND BULKY WASTE ALL N.E.C. STANDARDS ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.	Project / Location: Lendmark 6156 E. MAIN ST. REYNOLDSBURG COMMONS REYNOLDSBURG, OH 43068	Job Number: 23-36746-10 Date: MARCH 8, 2016 Sheet Number: 3 of 13 Design Number: 23-36746-10 R3	This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. © 2008
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Existing



Recommendation

B REPLACEMENT FACES FOR EXISTING MULTI-TENANT SIGN

Visible Opening:
Height - 23.84"
Width - 87"
Face Properties - Double Face, Lit Internally
Face Type - Flat Acrylic
Divider Size - 1 1/2"
Retainer Size - 1 1/2"

Height - 23 1/2"
Width - 49 5/8"
SqFt=8.09

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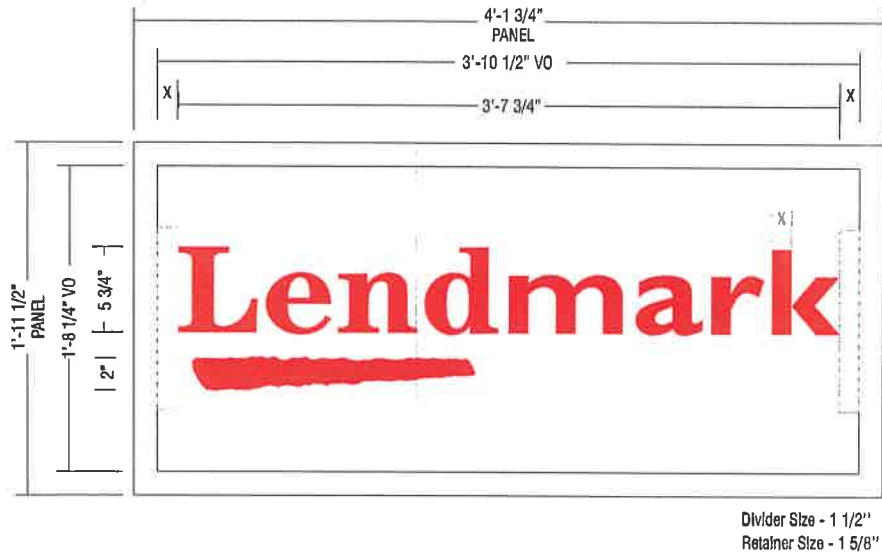
Revisions:
R1 4/17/16 JLF Updated Sign W size
R2 4/18/16 JLF Add p.13 for banner elevation
R3 4/20/16 JLF Add standard dimensions
Colors Displayed in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match.
Client Approval/Date:
Landlord Approval/Date:

Account Rep: Denise Wallace
Project Manager: Kenny Smith
Design By: Jake La Fond
Underwriters: Underwriters Laboratories Inc. (UL) (NFC)
ELECTRICAL NO. 1000 U.S. 1000S
COMPONENTS AND SHALL MEET
ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.S. 1000S
ARTICLE 404 OF THE N.E.C. STANDARDS, INCLUDING
THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:
Lendmark
6156 E. MAIN ST.
REYNOLDSBURG COMMONS
REYNOLDSBURG, OH 43068

Job Number: 23-36746-10
Date: MARCH 8, 2016
Sheet Number: 4 or 13
Design Number: 23-36746-10 R3

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USE "X" AS GUIDE TO HELP WITH CLEAR SPACING ON VARIOUS PANEL SIZES

- B** **REPLACEMENT FACES FOR EXISTING MULTI-TENANT SIGN | TWO (2) REQ.** **SqFt=8.09**
- ☐ **FACE:** FLAT WHITE POLYCARBONATE W/ 1ST SURFACE VINYL GRAPHICS. **SCALE:** 1 1/2"=1'-0"
- ☒ **"Lendmark" & "LOGO":** ARLON 2500-253 CARDINAL RED VINYL FIRST SURFACE

FEDERAL HEATH SIGN COMPANY www.FederalHeath.com 625 Market Street, Suite 600 Knoxville, TN 37902 (865) 246-6020 Fax (865) 246-6021	Manufacturing Facilities: Orem, UT • Dallas, TX • Jacksonville, FL • Orlando, FL Office Locations: Chattanooga, TN • Las Vegas, NV • Laughlin, AZ Miami, FL • Dallas, TX • Jacksonville, FL • San Antonio, TX Houston, TX • Corpus Christi, TX • Indianapolis, IN Louisville, KY • Knoxville, TN • Griffin, GA • Delaware, OH Stamford, CT • Tampa, FL • Atlanta, GA Tampa, FL • Daytona Beach, FL • Orlando, FL	Revisions: R1 4/7/16 JLF Updated Sign B size R2 4/14/16 JLF Add p.13 for banner elevation R3 4/26/16 JLF Add standard dimension Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match. Client Approval/Date: Landlord Approval/Date:	Account Rep: Denise Wallace Project Manager: Kenny Smith Drawn By: Jake La Fond Underwriters Laboratories Inc. ELECTRICAL TO USE ALL LETTER COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 88 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.	Project / Location: Lendmark 6156 E. MAIN ST. REYNOLDSBURG COMMONS REYNOLDSBURG, OH 43068	Job Number: 23-36746-10 Date: MARCH 8, 2016 Sheet Number: 5 of 13 Design Number: 23-36746-10 R3	This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008
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Application #: 173685
Permit #:
Date Submitted: 5/10/16
Fee Amount: \$200.00
☒ Paid: 4701

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

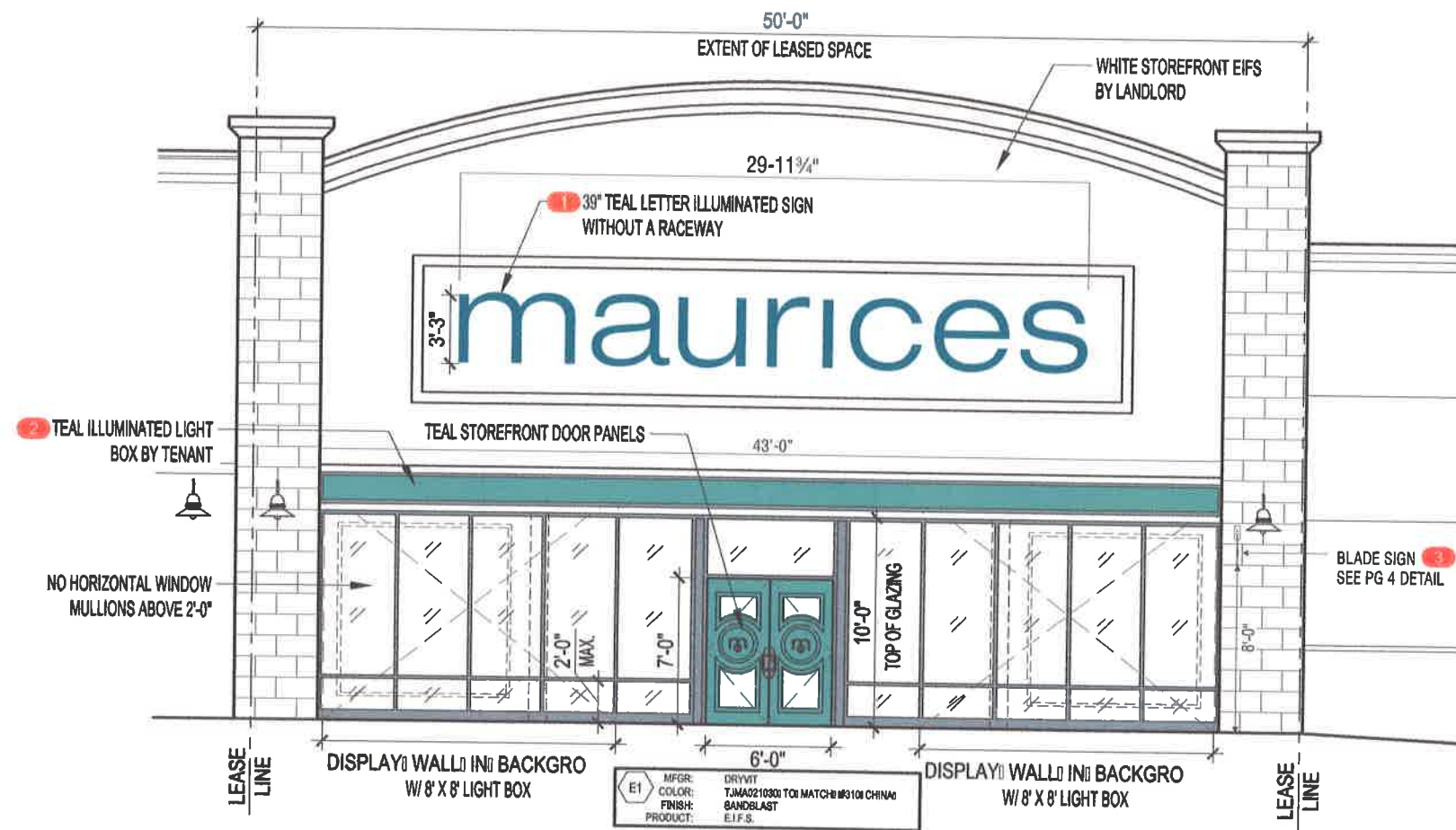
I. PROPERTY INFORMATION	
Property Address: <u>8157 E. Broad St. Reynoldsburg 43068</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Equity Inc 40 Robert Matias</u>	Contact Phone Number: <u>614-334-7795</u>
Contact Email: <u>rmatias@equity.net</u>	
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Maurice's</u>	Contact Name: <u>Nancy Radke</u>
Contact Phone Number:	Contact Email: <u>(see below)</u>
Description of Use:	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Nancy Radke</u>	Applicant Address: <u>1184 Bonham Ave</u>
Applicant Phone Number: <u>614-425-8508</u>	Applicant Email: <u>nancyradke17@gmail.com</u>
☐ Property Owner	☐ Business Owner/Tenant
☒ Contractor	☐ Architect/Engineer
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLY:	
☐ Major Site Plan (\$400):	
☒ Minor/Exterior Modifications (\$200):	
☒ Signage (\$75): <u>storefront sign and eyebrow LED Box</u>	
☐ Historic District (\$50):	

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Nancy Radke Date: 5-16-16
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY	
Additional Notes:	<u>Zoning Information</u>
	Zoning District: <u>CS</u>
	☐ Historic District
	☐ CC Overlay
	<u>Add'l Approvals Req'd</u>
	☐ BZBA
Meeting Date: <u>6/2/16</u>	
Meeting Results	
☐ Approved as Submitted ☐ Tabled	
☐ Approved w/ Conditions ☐ Denied	
Planning Admin.: _____ Date: _____	





PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: Maurices #2241		Revision	Approvals	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET 1
	Location: 8173 E. Broad Street #300 Reynoldsburg, OH 43068		01-5/9/16-rh-add blade sign to right side of front elev	Customer:		
	Date: 9/22/15					
	Sales: CP	Designer: MRG				
	File Name: MAURICES #2241 REYNOLDSBURG OH-01			Landlord:		

29'-11 3/4"

39"

maurices

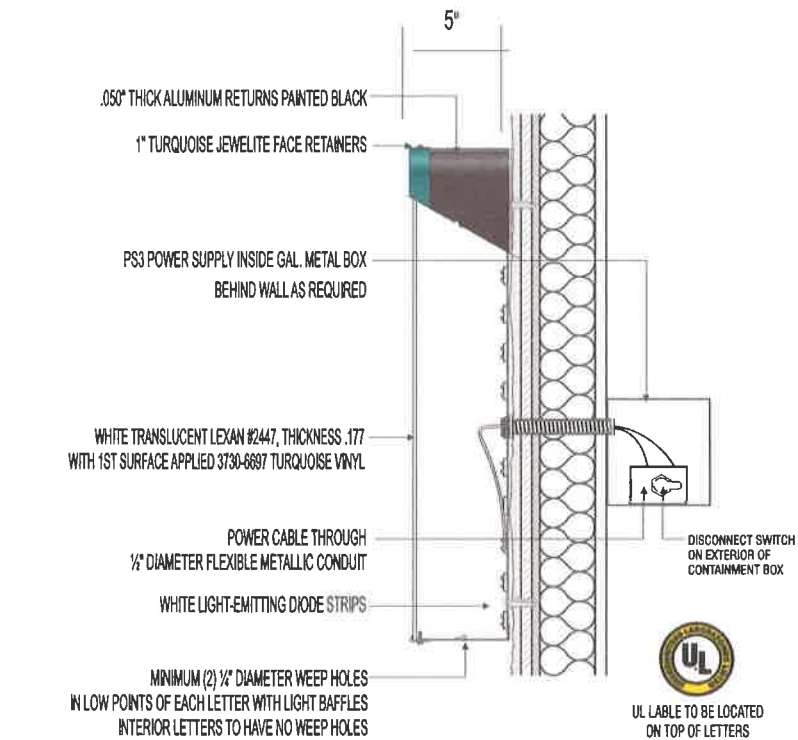
1

39" CHANNEL LETTERS

(1) REQUIRED - FABRICATE AND INSTALL -

SCALE: 3/16"=1'-0"

97.4 SQ FT

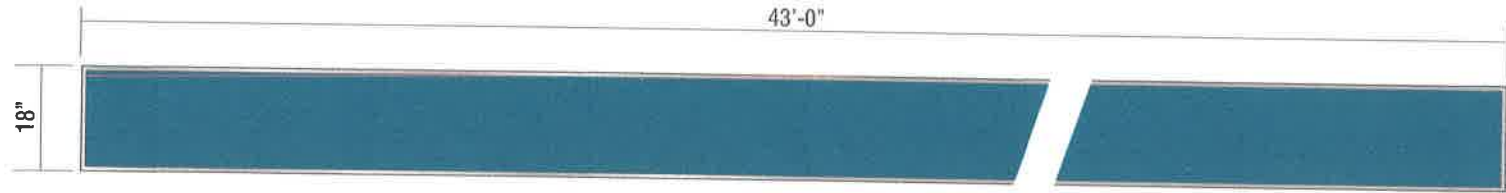


DETAIL SECTION - REMOTE

NOT TO SCALE

TEAL FACE

 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: MAURICES #2241	Revision	Approvals	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET
	Location: 8173 E. Broad Street #300 Reynoldsburg, OH 43068	01-5/9/16-rh-add blade sign to right side of front elev	Customer:		2
	Date: 9/22/15				
	Sales: CP Designer: MRG				
	File Name: MAURICES #2241 REYNOLDSBURG OH-01		Landlord:		

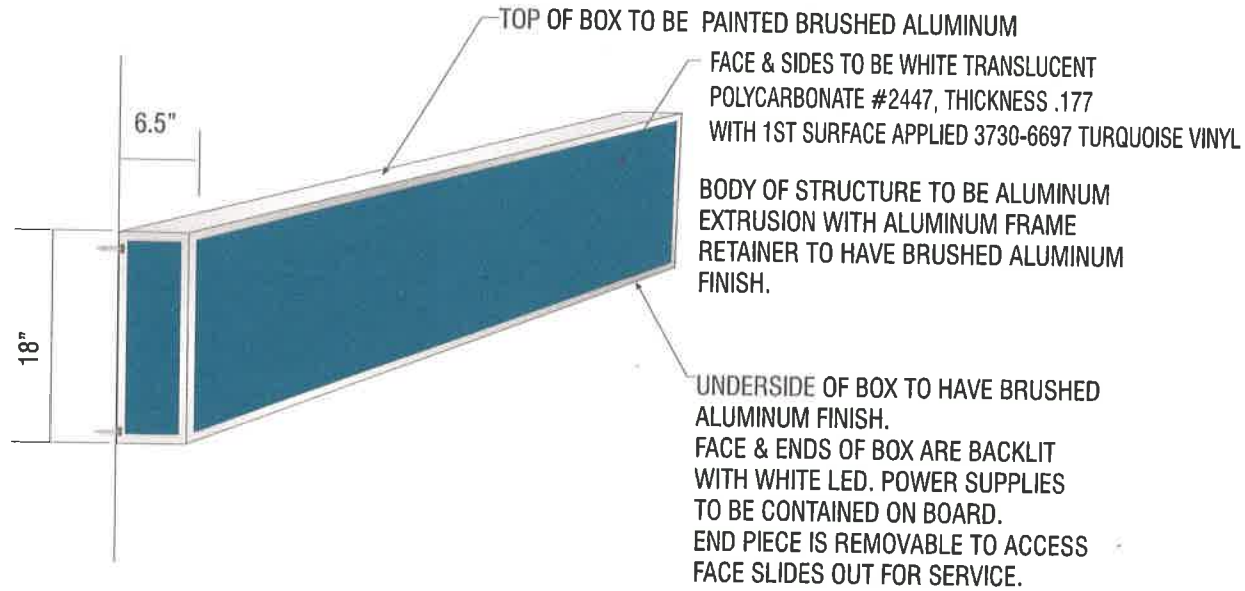


2 LED CABINET EYEBROW BOX

(1) REQUIRED - FABRICATE AND INSTALL -

SCALE: 3/8"=1'-0"

NOTE: MANUFACTURING SURVEY REQUIRED BEFORE PRODUCTION -



SIDE DETAIL

NOT TO SCALE

ILLUMINATED BOX TO BE INSTALLED ON FACE OF BUILDING



ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: MAURICES #2241	
Location: 8173 E. Broad Street #300 Reynoldsburg, OH 43068	
Date: 9/22/15	
Sales: CP	Designer: MRG
File Name: MAURICES #2241 REYNOLDSBURG OH-01	

Revision
01-5/9/16-ri-add blade sign to right side of front elev

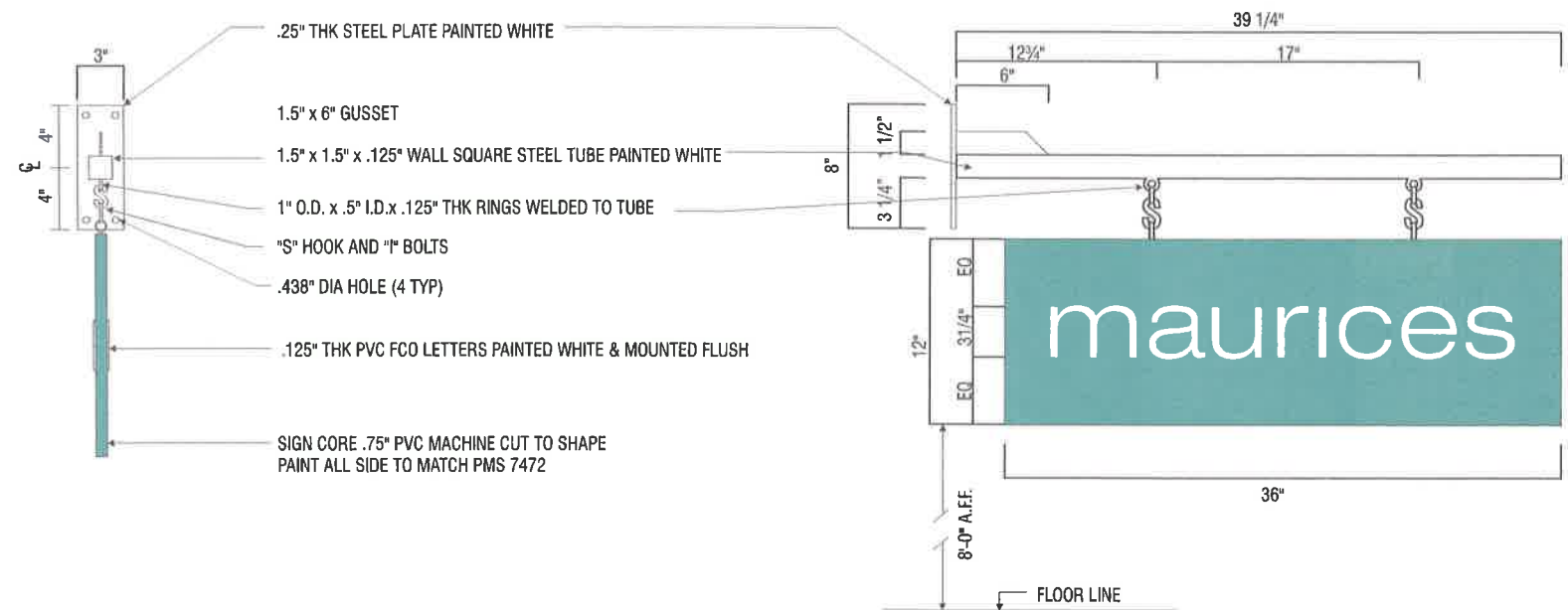
Approvals
Customer:
Landlord:

CONCEPTUAL DRAWINGS ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

ALL RIGHTS RESERVED:
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SHEET

3



3 DF BLADE SIGN - PREFERRED
() REQUIRED - FABRICATE AND INSTALL -

SCALE: 1"=1'-0"

 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: Maurices #2241	Revision	Approvals	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET
	Location: 8173 E. Broad Street #300 Reynoldsburg, OH 43068	01-5/9/16-ni-add blade sign to right side of front elev.	Customer:		4
	Date: 9/22/15				
	Sales: CP Designer: MRG File Name: MAURICES #2241 REYNOLDSBURG OH-01		Landlord:		

 CITY OF REYNOLDSBURG
Planning and Zoning Division
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 172886
Permit #:
Date Submitted: 2/11/16
Fee Amount: \$ 400.00
☒ Paid: 4828

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION	
Property Address: <u>8097 E. Broad Street</u>	
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>DN Reynoldsburg LLC</u>	
Contact Email: <u>ggiltz@3gmgmt.com</u>	Contact Phone Number: <u>330-494-6688</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Shoppes at East Broad</u>	Contact Name:
Contact Phone Number:	Contact Email:
Description of Use: <u>Multi Tenant Retail Building</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Grant Giltz</u>	Applicant Address: <u>4835 Munson St. NW Canton, OH 44718</u>
Applicant Phone Number: <u>330-494-6688</u>	Applicant Email: <u>ggiltz@3gmgmt.com</u>
☒ Property Owner	☐ Business Owner
☐ Contractor	☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

- ☒ Major Site Plan Review (\$400): new retail center - phase 2
- ☐ Minor/Exterior Modifications (\$200):
- ☐ Signage (\$75):
- ☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application

Applicant Signature: [Signature] Date: 2/10/16

Additional Notes:

****OFFICE USE ONLY****

Zoning Information

Zoning District: CS

- ☐ Historic District
☐ CC Overlay

Other Board Approval

- ☐ BZBA

Meeting Date: 3/3/16

Meeting Results

- ☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

Planner Initials: _____ Date: _____



CONCEPTUAL NORTH ELEVATION



Design Review Board

March 3, 2016 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the

City of Reynoldsburg
Department of Development.

CITY OF REYNOLDSBURG

MINUTES

DESIGN REVIEW BOARD THURSDAY, MARCH 3, 2016 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan
ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – February 4, 2016

Mr. Bowman: I have one change. I believe I was the one that nominated Mr. Burd for Chairman. I do not know if that is important, but I feel proud to have done it.

Chairman Burd: Does anyone else have any changes?

Mr. Snowden: We just want to approve them as amended.

Chairman Burd: I will make a motion to approve as amended by Mr. Bowman.

Mr. Zollars: I will second that.

(Voice vote was unanimous.)

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Burd: If you are here tonight, to speak to an item that is on the Agenda, please stand, raise your right hand, and, do you swear or affirm that the testimony that you give to the Board tonight will be truthful? If so, say, "I do."

(Audible "I do's")

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

- 8097 E. Broad St.; Application #172886; Applicant Grant Giltz; Shoppes at East Broad; Major Site Plan Review - Phase 2**

Chairman Burd: If you are here to speak on this, please come to the podium and give us your name for the record.

Mr. Giltz: Good Evening. Grant Giltz, 4835 Munson Ave., Canton Ohio

Mr. Snowden: 8173 (8097) East Broad Street - Shoppes at East Broad, Phase II - Major Site Plan. Application: #172886 - Certificate of Appropriateness for the property located on the south side of E Broad Street, east of Waggoner Road. Existing Zoning: CS - Community Services/Limited Overlay. Request is for certificate of appropriateness for a major site plan. Current Use: Retail Sales. Actually, the property is under construction as I am sure the applicant can discuss with you. Applicant: DN Reynoldsburg LLC. The applicant is requesting a certificate of appropriateness for a major site plan. The site plan is for a proposed commercial shopping center located in CS Community Service District. Phase I of the project was approved by the Board in 2015. The applicant is proposing to modify that original site plan to create additional building sites for a second phase. The site consists of an existing 120,000sf commercial building (under construction) with related parking improvements and neighboring out lots. Neighboring uses include commercial business along the north side of E. Broad Street in the City of Columbus. To the south, the property abuts agricultural land in Jefferson Township. The site was last rezoned in 2006, and in conjunction with that process, a limited overlay was placed over the site. The overlay text is on file in the Planning & Zoning Division office. The applicant was previously approved for a major site plan in March of 2015, and is now proposing to revise that site plan to add additional in-line tenant spaces. The applicant is proposing to increase the total building area on the 24.94ac site to 200,550sf, which is an increase to 78,650sf from their Phase I. The applicant is proposing to utilize materials that are consistent with the materials that were approved in Phase I. Staff's only concern is that the amount of painted concrete on the Hobby Lobby tenant space is too high. Staff's position is that another contrasting material is needed to breakup this facade, and we did discuss this with the applicant in the pre-application phase. Parking: The applicant is proposing 200,550sf of retail space. The limited overlay requires that the applicant provide 1 parking space for every 250sf of retail space. This would require the applicant to have 802 parking spaces on site. The applicant has provided for 928 spaces, so Staff is comfortable that there is adequate parking. The applicant has connected a previously constructed sidewalk along the south side of the main entrance drive from Waggoner Road to the front pedestrian area of the development, and that was at Staff's request. The applicant's previously approved landscape plan is still in effect. The proposed site plan revision reflects an adequate amount of landscape area within the additional parking lot area. The Board should apply the standards for design review and determine if the proposed site plan and building improvements enhance the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following condition: That the applicant revise the building rendering to add a contrasting material on the Hobby Lobby that extends at least 10'

from the finished grade. I think what they are showing there is approximately four feet, so it is sort of like a water course. With that, I will turn it back over to our Chairman.

Chairman Burd: Alright, thank you. Anything you would like to add to that?

Mr. Giltz: Sure. In general, the overall development of the center has expanded, which is always a good thing, to show the demand for the retail that we are seeing at the site, which is always a good thing. Our exterior elements of the shopping center is more of a carry forward from what we have already been previously approved. I wish we were two weeks further into the project, and you could start seeing some of these elements come to light, and get in the center, especially on the TJ Maxx side. And, as you look at the site, it is TJ Maxx to the end of the shopping center. That is how the development is going to flow. And so, as we get down to the Hobby Lobby side, right before Hobby Lobby, just on the other side of Dollar Tree, is where the transition of phase two begins. So, phase two, again the exterior with the stone, the brick, and the earth tone efface and metal, is what we coupling. It is very hard to put this on a banner so everyone can see. We did put together a larger banner. I don't know what is best for you guys to look at. But, we have it here for your review.

Mr. Snowden: Mr. Giltz, if you give me a second, I will try to display the electronic version that Sara sent to us.

Mr. Giltz: Sure. But, as it pertains to Hobby Lobby, Mr. Snowden brought up Staff's recommendations. Hobby Lobby originally came before us, and the initial presentation did not have the columns that you see. The columns that you see here were originally consecrated on Hobby Lobby's prototype plans. Staff had recommended some form of break-up of the wall. We went back to Hobby Lobby, they agreed to do so. In this picture, since we don't have all of Hobby Lobby's signage, and they will be coming back before you, they actually have signs that go in between the panels. So, it does break up the wall, and it fits in between the columns. It is home decor, crafts, floral, and a few other things. So, we do not have the exact signs to show you, but they will be done for you at a later time. Our goal here is to show you the elements of the building products that we are using that go from west of the shopping center, all the way to the building before Dollar Tree, that was already previously approved. With that, I will open it up to questions and comments.

Chairman Burd: Thank you for bringing that in, as well as all of the materials. And certainly, if any member of the Board would like to get up and go down and look at the materials, you certainly are welcome to before we take a vote.

Mr. Snowden: What is on the screen in front of you, is what is in front of them right now.

Chairman Burd: Thank you very much. I will open it up for questions from the Board, if there are any.

Unknown Speaker: Mr. Chairman, a couple of questions. The exterior facade, is that the sample that you have here? I was just curious. I thought it was more of a stucco.

Unknown Speaker: Yes, the cement panel will have ultracrete by Sherwin Williams. So, it will give the appearance of a stucco, or efface finish.

Mr. Giltz: What it is, is a stamped wall that gets poured and tilted up.

Unknown Speaker: And then painted per your schedule?

Mr. Giltz: A lot of times they inject the color into the concrete.

Unknown Speaker: Will it have dividing lines like panel squares, so you can see individual panels, or will that all be kind of raked smooth like a stucco wall would be?

Mr. Giltz: You will see individual parts of it.

Unknown Speaker: And those will be 3x3, or how large are these panels?

Mr. Giltz: It is the standard size block, so it is a 16 inch block is what it looks like.

Unknown Speaker: So we are talking like a split-faced block?

Mr. Hicks: If you had any presentation on the landscape plan?

Mr. Giltz: The current landscaping plan, is a continuation of the existing landscaping.

Unknown Speaker: Is it ok Mr. Hicks if I ask one question regarding the facade.

Mr. Hicks: yeah, I wasn't sure how we wanted to handle this, but I some point I did want to talk about the landscaping plan.

Mr. Bowman: The coloration, is it going to be uniform throughout the transition to Hobby Lobby from the rest of the current construction?

Mr. Giltz: What we are trying to do, it is the same color. We are not trying to give you a starky one color, and that's it. We are trying to give you the different elements, this is Hobby Lobby, this is Dollar Tree, this is TJ Maxx, this is Sports Authority. We are trying to give their individual identities as well. Again, we have multiple colors going in there, but all within the same color tones.

Chairman Burd: Any additional questions about the facade, before we move onto the landscape?

Mr. Hicks: I have some questions and some comments about the landscaping, and pardon me for not knowing all of the history here because I was not here during 2015 when the phase one was approved, and I don't know as far as the zoning package, what is approved, if landscaping is a part of that or not. There is a retention pond to the west of your building site, and it is not really shown on your landscaping plan, it is shown on other plans, and that is another one way entrance, very visible from Waggoner, and your landscaping plan does not incorporate that at all. There is some landscaping over there, but I do not know if that is considered finished or if that was finished previously, or if there are any plans for around that pond area. And then, I also had a few comments about the parking lot landscaping. My overall feeling is it is rather light on the trees. For example, your sort of main drive where you are separating this phase one from this phase two, where this drive comes north to south, you know you have got four trees on one side and three trees on the other. So, it is just kind of a sprinkling here and there that maybe some additional trees could enhance the site. And then, my third comment would be, and again this is something that maybe I do not know the history of, is the buffering between this property and the property to the south, which I believe is in the township. But, I don't know if there is any requirements for buffering, if any of the previous phases have had any buffering, if the zoning requires any buffering, if they

are just counting on existing buffering, and if so, is existing buffering on each side of the property line, or on the township side of that line.

Mr. Snowden: Let me jump in here to bring Mr. Hicks up to date. We are very glad to have him on the Design Review Board. This a project that has been around since 2007, so there is definitely some history to it. The original rezoning text had a fenced or screening requirement along the south portion of the property. The reason for that is because at the time the intention was, the City's view was, hey that is probably going to be developed someday into single family homes, so there needs to be some screening. Since then, that area was actually put into what is called a farmland preservation, which means that is probably going to remain farmland for the foreseeable future if not indefinitely. So, that is not going to be developed. When the applicant came back last year originally to BZBA and, I can't remember if it was Design Review Board, but I feel like Mr. Comeaux was there and he was on DRB, but basically both Boards at the time felt that given that information which was a change from the original plan, and the fact that the applicant was proposing to maintain the existing sorta tree line that is along the bottom, that was sufficient given that requirement, it was meeting the intent of the code, and that the trash and load areas were all adequately screened along the back, that was not really an issue. In addition, Mr. Hicks, just to bring you up to date, the area you see along the north side of their main entrance drive is an EPA conservation easement that was required because there was originally some wetlands on this site, ten or fifteen years ago when development first started to move into the area, and that conservation easement was entered into either by Mr. Giltz's organization or a predecessor property owner, in order to mitigate those wetlands and allow for a developable site, they did some sort of stream corridor preservation. Although you do not typically see preservation at the front of the property, there is a portions that has to be maintained. The applicant has to do some removal and they have removed some dead wood and cleaned up the area, but there is a specific corridor easement of conservation that they must maintain, in that area.

Mr. Glitz: Mr. Hicks, just to follow up what Mr. Snowden had to say on the conservation portion. On the corner of Waggoner and Broad Street, there is a little stream that runs underneath Waggoner, and follows along in front of our property, and then goes underneath Broad Street onto the other side. So, on our side, the EPA had explained to us that if we want to do the development that we want to do, mitigate the wetlands that we have on our property, they wanted us to preserve as much of the stream as possible. So, we were instructed to maintain a fifty foot buffer of trees, at the corner. At the stoplight, that is a key component for any retail development, especially this end of the development. And so, to your point, the trees on our side, we did comply with Reynoldsburg's requirement for landscaping. It was sort of a hard fought battle with some of the temps that we have on this side of the development. Obviously we started from lows and work down. There are not as many trees and obstructions of view from the view corridors, or from the out lots that are already up and existing. So, when it comes to the furthest part of the western site, we still have a challenge with views and corridors, with the trees that the EPA mandated that we

keep on our site. Across the street, they do not have any trees, but we have a substantial amount of green space that we are maintaining on the property, and also trying to keep our tenants happy because of different views and things they want that are sensitive to them. Also, you touched on the pond. The pond, again, we would love to dress up that pond as much as we can. The EPA is very very sensitive on that pond as to what we can do around there. We have grasses. We have shrubbery. We have things to maintain the grounds. There comment was, some of those things cause trash and debris to get hung up, and ultimately get hung up in the pond. So, they want it to be natural, but natural enough where we can clean it and maintain it, and also do the things we need to do for the EPA requirements.

Mr. Hicks: I appreciate your explanation and I think that section of trees and conservation area really kind of improves the overall view. I know it blocks your views and that is a hard sale to try to get retail in there, but it also adds a lot to the atmosphere and the feeling of that area. I guess specifically regarding the pond, and I understand keeping ponds natural, sometimes I think it is kind of silly that we have so many retention, not necessarily in this area, but around time there are a lot of retention ponds that are so well neat and kept. But, I guess my comment would be direct to the areas that are finish mode, that are currently bordering Waggoner Road where you have a sidewalk. Area that have already been improved that have already been touched. I guess I don't see why we can't add a half a dozen trees or so along that area that could in ten or twenty years also contribute to the atmosphere and the environment of the entrance to that shopping center.

Mr. Glitz: Mr. Hicks, we would not be opposed to put a few trees along Waggoner, along that edge of the pond, on the far west side. I will say that as the developer, we would not be opposed to put a few of those trees there, if we could get something worked out with the EPA.

Mr. Hicks: I think that would be something that I would be in favor for as far as a conditional approval. Maybe we conditionally approve with maybe a half dozen trees over there around that side of the pond. If the applicant is agreeable to that.

Mr. Giltz: I would be concerned if it was a condition of the approval when I don't have anything.

Mr. Hicks: If it is permissible by the EPA.

Mr. Glitz: Fair enough.

Chairman Burd: Anyone else have questions or comments? Mr. Snowden, were you satisfied with what was shared about the Hobby Lobby and the contrast?

Mr. Snowden: Yes. I don't want to belabor the point. When you first look at it, it is quite a large area. I think the signage will break up the facade, so I do take their point. I still support what I said, but ultimately, the decision is the Board's

Chairman Burd: I think we should entertain a motion, and if we are going to request trees, it needs to be specified that it is with the EPA approval. We don't want to put on a requirement that they can not ultimately meet.

Mr. Snowden: Mr. Chairman, if I could just interject, whoever makes that motion, I would say EPA or other State or County level environmental agencies. If you want to get into environment, there are a bunch of them.

Chairman Burd: With that I will entertain a motion.

Mr. Hicks: I would like to move to approve the plans as presented with one condition, that they add quantity six, two inch caliber shade trees to the western most portion of the site, around the retention pond, bordering Waggoner Road, and the entrance off Waggoner Road, pending approval from the Ohio EPA or any other State level environmental agency permitting the installation of the trees there.

Mr. Snowden: Very well, it stands approved. As you know, I will send a letter stating what remains, but it is basically following up from your last BZBA level approval. In that case Sara, I would just state, revise the landscape plan to reflect that. If there is any push back from it, just give me a letter, or email, stating that you can not, from the proper authorities, and I will share the result of that with the Board, when their final zoning certificate is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Eliot Bowman
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

2. 8097 E. Broad St.; Application #172830; Applicant: Melody Ward; Business: Half Priced Books; Signage

Chairman Burd: Is the applicant here? Could we have your name for the record?

Mr. Hartley: Jim Hartley with Signcom.

Chairman Burd: Thank you. Mr. Snowden will give a brief presentation and we will talk about the item.

Mr. Snowden: 8097 E. Broad Street - Half-Priced Books - Signage Application: #172830 - Certificate of Appropriateness, for the property located on south side of E. Broad Street between Waggoner Road and Taylor Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for signage. Current Use: Retail Sales. Applicant: Signcom Inc. The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building that is currently under construction. The site is developed with an existing multi-tenant commercial building and related improvements that are currently under construction. The other tenant spaces include retail sales uses. Neighboring uses include other commercial businesses in the CS district, so you have some out lots, you have Lowes, there is a bank use. To the south, the property abuts agricultural land in Jefferson Township. The Board and the Board of Zoning and Building Appeals approved the site plan and

building architecture for the development in 2015. In addition to the wall sign, the applicant has provided plans proposing to reface two existing multi-tenant ground signs. The locations of these signs were approved in conjunction with a comprehensive sign plan, and the Board is technically not required to review face changes in this location. Essentially, we are doing it because they are in front of us, but I wanted everyone to know that it is technically not required in this case. If you want to know why, give yourself an hour and come talk to me. The applicant is proposing to install a new 158.28sf wall sign. The proposed sign consists of internally illuminated channel letters mounted to a red aluminum sign board. The sign does not exceed the 160sf of signage permitted by code and was shown on the conceptual building renderings when the certificate of appropriateness for the building architecture was approved. The proposed wall sign is consistent with the panels proposed for the multi-tenant signs. One thing we like to see is if the signs are internally consistent and are they consistent with one another. In this case, they are. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn it over to our Chairman, and I will be happy to answer any questions.

Chairman Burd: Thank you Mr. Snowden. Mr. Hartley, did you have anything to add to that?

Mr. Hartley: Staff has done a fine job with their recommendations.

Chairman Burd: Very straight forward signage. I will open it up to questions. I do not have any. Does anyone else have questions or comments? Yes, Mr. Hicks.

Mr. Hicks: Is the overall scale of the sign compliant with our rules regarding the size of the facade?

Mr. Snowden: Mr. Hicks, that is a great question. What the code says, in this location, is that they would get two square foot of signage for every one square foot of tenant linear space parallel to the street. So basically, for the front facade, in this case, and the idea is to keep signage proportional with the size of the building. All signs with a setback of eighty linear feet or more from the public right-of-way. As you can see, that is more than eighty feet and that is why they are considered a Type B signage. They are a little bit under what they are permitted. I do not find it to be overwhelming given the size of the fascia. The fascia was well designed. It was designed with this tenant in mind. It was designed with some of their colors integrated into the building structure. As far as new signage on a building, it really does not get much better than that.

Mr. Hicks: I would agree, I think the fascia of the building looks great. I guess one of my pet peeves is if you ever see a center that has a sign that is just a little bit too small, it does not do the tenant any favors. There is one place in retail that you do not want to cheap out on and that is your sign. So, I do not know if there is any possibility of maybe enlarging the scale of the sign, proportion to the facade, a little bit.

Mr. Snowden: Mr. Hicks, not without a variance, per the code.

Mr. Hicks: So, they are at the max?

Mr. Snowden: They are about two square feet under.

Mr. Hicks: Then nevermind.

Mr. Snowden: The signs for these national retailers come in different scales, so this is probably the closest scale that was immediately under the code requirements of our code.

Mr. Hicks: Second comment would be on the east pylon of the monument sign that we technically don't have authority to tell you what to do, you have the Sports Authority sign on one panel, and directly below that panel would be the Half Priced Book panel, and the two signs, and the company colors and logos are very similar, and I would recommend that those panels not be put right next to each other on the pylon, and separated some, so they do not look like they are one pylon sign, but rather separate stores.

Mr. Snowden: The good news is that Staff gets to review that, and I will certainly take that into consideration.

Mr. Burd: Thank you Mr. Hicks. Other questions?

(Vote)

Mr. Snowden: I always provide a written action notice following all of our meetings. You will need to submit a zoning sign permit application for the proposed sign reface, and for the two reface panels. And definitely, I will take into consideration Mr. Hicks comments, so I would suggest that you and the property owner figure out how that multi-tenant sign panels are going to be delegated. You want to show me the exact dimensions of the panels. You did not give that to me, so please do that. And once that is secured, you want to submit building plans for the new sign, secure permits, and complete the required inspections. Our building division number will be listed in the record of action letter.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Tyler Cullinan
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

3. **6573 E. Livingston Ave.; Application #172840; Applicant: Signs Up, LLC; Business: Nails by Ali; Signage**

Chairman Burd: Sir, May I get your name for the record?

Mr. Turell: Lawrence Turell

Chairman Burd: Thank you for being here.

Mr. Snowden: Thank you Mr. Chairman. 6573 E. Livingston Ave. - Nails by Ali - Signage Application: #172840 - Certificate of Appropriateness. Location: Property is located on south side of Livingston Ave between Baldwin Road and Briceton Drive. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay The request is for a certificate of appropriateness for signage. Current Use: Retail Sales. Applicant: Sign Up LLC/Signsmith. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated cabinet sign. Existing Site & Context The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales and office uses, as well as a childcare center. Neighboring uses include other commercial businesses in the CC district of the City. To the south and east, the property abuts multi-family dwellings in the AR-1 and AR-2 districts.

The applicant is proposing to reface an existing 48sf wall mounted sign. The proposed sign panel contains one logo and three colors. The proposed white background matches the majority of signage on site. The existing sign cabinet is black and matches the other existing wall mounted sign cabinets. The applicant should clarify the proposed material for the sign panel. This is something we like to know. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn it back over to our Chairman.

Chairman Burd. Thank you. Mr. Turell, do you have anything to add to his presentation?

Mr. Turell: No, not really. It is a typical sign.

Chairman Burd: Do you know what the material is for the sign?

Mr. Turell: Lexan

Chairman Burd: Alright, good deal.

Mr. Snowden: This is the tenant space here. It kind of faces Baldwin, even though it has a Livingston mailing address.

Chairman Burd: Any questions?

(Vote)

Mr. Snowden: It is nice to see tenant spaces in this center getting leased. Anyone that is familiar with it knows that it has had some challenges. Sir, I will provide a record of action. The applicant should submit a zoning sign permit application for the proposed sign reface. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. If you would write on there, "this is Lexan", that would be great. Thank you very much.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Pat Zollars
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

4. 8231 E. Broad St.; Application #172870; Applicant: Anchor Sign Inc. - Amy Thomas; Business: Dollar Tree; Signage

Chairman Burd: Is there someone here to speak to this item? No? Okay, Mr. Snowden, I will let you give the presentation, and then we will discuss it.

Mr. Snowden: Well gentlemen, we are back to the Shoppes at East Broad. As you can see, this is typical, we have tenants getting on line, their sign contractors are getting signage approved. 8231 E. Broad Street - Dollar Tree - Signage Application: #172870 - Certificate of Appropriateness for the property located on the south side of E. Broad Street between Waggoner Road and Taylor Road. Existing Zoning: CS - Community Services District. The request is for a certificate of appropriateness for signage. Current Use: Retail Sales Applicant: Signcom Inc. The applicant is requesting the Board review and approve a certificate of appropriateness for a new wall mounted sign on the front facade of a commercial building that is currently under construction. Existing Site & Context The site is developed with an existing multi-tenant commercial building and related improvements that are currently under construction. The other tenant spaces include retail sales uses. Neighboring uses include other commercial businesses in the CS district of the City. To the south, the property abuts agricultural land in Jefferson Township. The locations of these signs were approved in conjunction with a comprehensive sign plan, and the Board is not required to review face changes in this location. Staff would like to clarify that the color change to the EIFS on the building fascia and the green material on the building's cornice were, one, not included on any previous certificate of appropriateness application, and two, not shown on any of the building renderings for any of the Shoppes at East Broad. It is not unusual for a sign company to do some branding. It would just be a matter of them following

the procedures. We will discuss that with them and if they need to come back and get that approved, we will deal with that when it comes. I wanted the Board to be clear we are approving the signage. The applicant is proposing to install a new 129.06 sf wall sign. The proposed sign consists of internally illuminated channel letters with green face panels mounted to a raceway. The sign does not exceed the 140 sf of signage permitted by Code and was shown on the conceptual building renderings when the certificate of appropriateness for the building architecture was approved. The sign assembly extends 12" from the building facade, which is the maximum distance permitted by code. The proposed wall sign is consistent with the panels proposed for the multi-tenant signs. Again, I think it is pretty similar to the *Half Priced Books* signage that we saw. The fascia was designed for this applicant. I think Mr. Hicks' question was great, it is based on the linear length of their facade. With that, the Board should apply the Standards of Design Review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's recommendation is that the Board Approve the application for a certificate of appropriateness as submitted.

Chairman Burd: I do not have any comments or questions. Would any member of the Board like to ask a question of Mr. Snowden? Seeing none, I understand Eric that you will reach out to the applicant about the items you spoke about?

Mr. Snowden: I just wanted them to be clear if they were present here. And, I didn't want any future confusion. We will reach out to them.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Tyler Cullinan
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

5. 6324 E. Livingston Ave.; Application #172887; Applicant: Moussa Alsharaqa; Business: Diva's Hair & Beauty Supply; Signage

Chairman Burd: Are you here for this item Sir? If you could come to the podium and give us your name for the record.

Mr. Myers: My name is Andrew Myers and I am here to represent Diva's.

Chairman Burd: Thank you Mr. Myers. Mr. Snowden, if you are ready to give us the presentation...

Mr. Snowden: Thank you Mr. Chairman. 6324 E. Livingston Ave. - Diva's Hair and Beauty Supply - Signage Application: #172887 - Certificate of Appropriateness. The property is located on the north side of E. Livingston Avenue between Brice Road and Steckel Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay. Request is for a certificate of appropriateness for signage. Current Use: Retail Sales. Applicant: Moussa Alsharaqa The applicant is requesting the Board review and approve a certificate of appropriateness to install a new wall mounted channel letter sign.

The site is developed with an existing multi-tenant commercial building. The other tenant spaces include retail sales uses and a charitable bingo game use. Neighboring uses include other commercial businesses in the CC district of the City. To the north, the property abuts multi-family dwellings in the AR-3 district. That would be the Century City apartment complex to the north. The applicant is proposing to install a 56sf internally illuminated channel letter sign. The proposed sign contains two colors. Staff has calculated that the applicant is entitled to 64sf of signage per the Code. The proposed sign style is consistent with the requirements of the Community Commercial Overlay for new signage. The applicant's plans did not provide any information regarding materials, or information about the letter return colors or dimensions. A lot of times, the applicants don't do that. I don't feel the need to make that a specific condition, but it is something they should include on their plans when they submit for the zoning sign permit. What colors are those letter returns, and what the distance is? Just so I can confirm that they meet code. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Chairman Burd: Thank you Mr. Snowden. Mr. Myers, did you have anything to add?

Mr. Myers: Just one question. We did submit an actual rendering of the actual signage.

Mr. Snowden: They received it, Sir. Mr. Myers, what I was commenting on was, the Code actually has a requirement of how far letters can extend from its 12". You did not necessarily state what the colors would be. It looked like it could be black. You can verbally state that in a statement, on a revised plan, when you submit for the Zoning Certificate. I am just trying to confer that it meets code, and that we have it documented. The sign overall is meeting our design requirements and code, and that is why I am not overly concerned.

Mr. Myers: Ok. So that can be stated as we are applying for the Zoning Sign Permit?

Mr. Snowden: It is procedural, rather than stylistic, Members of the Board. That is why I am not asking for a condition.

Chairman Burd: Mr. Myers did you have anything to add about the sign? Ok. Questions or comments from the Board?

Mr. Hudson: I thought maybe the "Diva's" was very small, and it seems it should be larger in case I was looking for it if I was driving down the street. That is just a comment. It is not something that you would have to do. I just thought it looked very small.

Mr. Myers: I would agree with that, and let me explain. My client is not from Columbus, from the west coast and the east coast, New Jersey and New York area. They promote what the store is before they promote whose store it is. So, if it is going to be Chinese food, that is what they promote. That is what he is accustomed to, and that is what he insisted on, although I did try to get him to emphasize the name of the business a little larger. I guess I kind of understood his point, in an area that is so overwhelmed in population, like New York,

nobody cares that it is Diva's, they just care that it is a beauty supplier. That is why it is done that way.

Mr. Hudson: That explains it. I understand.

Mr. Snowden: There are also places where local or state regulations require something like "LLC" to be placed on signage.

Chairman Burd: Any other questions? Seeing none, would anyone like to entertain a motion?

(Vote)

Mr. Snowden: Very well, your sign is approved. I will send a letter of action out and you are going to want to submit for a zoning sign and revise your plans, as we discussed. Once you make that application, you can also submit building plans and secure permits for the new sign. They will need to be engineered stamped plans for the new sign. That will probably take two to three weeks for that to go out for plan review.

Mr. Hudson: Thank you.

Chairman Burd: Thank you.

Mr. Snowden: Have a great evening.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Hudson
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

6. 1749 Brice Rd.; Application #172888; Applicant: Sign Shop Inc.; Business: Miss Chrissy's Plus Size; Signage

Chairman Burd: Can we get your name for the record?

Mr. Masters: Timothy Masters

Chairman Burd: Thank you Mr. Masters. And Mr. Snowden, whenever you are ready.

Mr. Snowden: Thank you Mr. Chairman. 1749 Brice Road - Chrissy's Plus-Sized Consignment - Signage Application: #172888 - Certificate of Appropriateness. Property is located on the west side of Brice Road between Astor Avenue and Radekin Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay Request: Request is for a certificate of appropriateness for signage. Current Use: Retail Sales. Applicant: Sign Shop Inc/Signarama Reynoldsburg The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing internally illuminated stencil-style cabinet sign system. The site is developed with an existing multi-

tenant commercial building. The other tenant spaces include retail sales and office uses, as well as a childcare center. Neighboring uses include other commercial businesses in the CC district of the City. To the west, the property abuts single family dwellings in the City of Columbus. The applicant is proposing to reface an existing 27.96 sf wall mounted sign. The proposed sign consists of a stenciled aluminum sign face with a board that allows light to pass through and the letters to appear illuminated. A blue graphic will be applied on the letters. The sign as proposed is consistent with the aluminum sign cabinet system that extends around the entire front façade of the shopping center. The applicant did not provide information regarding the sign materials, again it is procedural. I would just suggest that you state that on your plans from now on because technically it is relevant to the Code from time to time. Gentlemen, you may recall that there was an applicant that made an application to reface this and the Board turned it down due to information not being provided properly and the applicant did not attend the meeting. Since then, that tenant has left and a new clothing shop tenant has gone through the approvals process to open and now they are getting their signage. The nice part about it is it is consistent with the entire sign system on the building.

Chairman Burd: Thank you Mr. Snowden. Mr. Masters, do you have anything to add.

Mr. Masters: No, it is going to be aluminum face with plexiglass backing. We have made several signs for this center in the past so we know exactly what is going to match.

Chairman Burd: It looks very nice. I do not have any questions. Any questions from Members of the Board?

Mr. Bowman: So I am seeing this in my mind right, when it is illuminated, the letters look illuminated?

Mr. Masters: Correct. The aluminum blocks all the light, so basically it looks like a channel letter at night. So, only the letters are illuminated. Again, as the previous guy stated, we put "Miss Chrissy's" small, with "Consignment Shop" because that is the most important part. We could care less what her name is. She liked that idea as well.

Mr. Bowman: Would Miss Chrissy agree with that.

Mr. Masters: Miss Chrissy completely agreed with that. She has had a successful business on the west side of Columbus for years. I think she is just moving east because she got caught up in the casino area. This should be a business that is here for many years to come. I have been shopping her shop for ten years on the west side.

Mr. Bowman: Just a question for curiosity. Thank you very much for answering that.

Chairman Burd: Any other questions or comments?

(Vote)

Mr. Snowden: I think Signarama Reynoldsburg knows the drill better than anyone but you are going to want to submit for a zoning sign permit. Bring me two copies of the plan showing compliance with this approval, and like I said, you are probably going to want to make a note of what the materials are. We will send you a written notice of that as well.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tyler Cullinan
SECONDER:	Eliot Bowman
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd, Cullinan

7. 1468 Brice Rd.; Application #172890; Applicant: Sign Shop Inc.; Business: Atrium Personnel; Signage

Chairman Burd: Mr. Snowden, would you give the presentation?

Mr. Snowden: you can see that Signarama applied for two clients at the same time. 1468 Brice Road - Atrium Personnel - Signage Application: #172890 - Certificate of Appropriateness. The property is located on the northeast corner of Brice Road and Rygate Drive. Existing Zoning: NC - Neighborhood Commerce District / CCO - Community Commercial Overlay. The request for certificate of appropriateness for signage. Current Use: Vacant (Proposed: Business Office). Applicant: Signarama of Gahanna The applicant is requesting the Board review and approve a certificate of appropriateness to install a new cabinet style ground sign on an existing non-conform ground sign assembly. Existing Site & Context The site is developed with an existing commercial building with two tenant spaces. The other tenant space is a barber shop/personal services use. Neighboring uses include other commercial businesses in the NC district of the City. To the east, the property abuts single family dwellings in the R-3 district. Administrative - This is a rear case where I think building and zoning are going to be at odds with one another. For building purposes, our Chief Building Official is going to require a building permit because this portion of the sign was in such poor repair that the applicant actually took it down. Correct?

Mr. Masters: To have it repaired at our shop. So, within our facility, we just removed it to repair it so that we could put the exact sign back up.

Mr. Snowden: We will discuss the details, but it is actually going to be a reface. What you have here is a non-conforming sign that has been maintained. It was previously removed to comply with an order for repairs issued by the Code Compliance Division. Because of this, staff is classifying this a sign reface for the purposes of zoning review, but a building permit will be required, I can discuss that with you and our Building Official next week. The applicant to install a 24sf panel on an existing non-conforming ground sign. The proposed sign consists of two separate sign panels, each are approximately equal in size, which means the entire sign is no larger than 50sf. That would be permitted by code, when the sign was built. In style, this sign would not meet the requirements of the Community Commercial Overlay today. But, when it was built, it did meet the Code requirements. The sign is a Type A ground sign per the Zoning Code, and 50sf is maximum size. The proposed sign face panel has white background and contains 3 colors. Staff's position is that the proposed sign face is in harmony with the existing face and the colors of the sign support structure. The

applicant did not provide any information about the sign materials. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. With that, I will turn it over to our Chairman.

Chairman Burd: Thank you Mr. Snowden. Mr. Masters, do you have anything to add?

Mr. Masters: No.

Mr. Hicks: Chairman, I have one question. Looking at the actual sign panel. There is a lot of blank space above and below the sign. Is there some way to reorganize or change the actual log or some of the graphics, or the lettering, in order to better fit the size of the actual sign?

Mr. Masters: Atrium Personnel is a national brand. This is the only logo that they are permitted by corporate to use. I even discussed with the customer of putting a few bullet points of types of individuals they are looking for, phone number, anything, and they said that according to their corporate by-laws, the logo is the only thing permitted on the sign. I did the best I could with what I had.

Chairman Burd: Mr. Hicks, any other questions? Does anyone else have other questions. If they wanted to add more, we could encourage that, but if this is what they are stuck with, I think that is fine. I think it is a nice looking sign, and it is definitely an upgrade. I understand that national brands like to keep their brand.

(Vote)

Mr. Snowden: The application is approved. I will send out the written notice. You want to get a building sign permit. We have a new Chief Building Official that will be with us on Monday. Because this cabinet has been down, it is going to have to be remounted. He may require a building permit for that. It ultimately is going to be up to him. Once you get organized, come in and chat with us and we will figure out the game plan. Thanks Mr. Masters.

RESULT:	APPROVED [6 TO 1]
MOVER:	Richard Hudson
SECONDER:	Pat Zollars
AYES:	Hudson, Zollars, Bowman, Carr, Burd, Cullinan
NAYS:	Hicks

8. 7643 E. Main St.; Application #172892; Applicant: Randy Hering; Business: Densie Hering, DDS LLC; Historic District

Chairman Burd: Can we get your name Sir, for the record?

Mr. Hering: My name is Randy Hering.

Chairman Burd: Mr. Snowden, would you give your report?

Mr. Snowden: Thank you Mr. Chairman. 7643 E. Main St - Exterior Modifications - Hering DDS LLC Application: #172892 - Certificate of Appropriateness. Location: Property is located on south side of E. Main St just east of Waggoner/Graham Road. Existing Zoning: CC - Community Commerce / HCO - Historic Commercial Overlay. The request for the Board to issue a certificate of appropriateness for exterior modifications. Current Use: Business Office - Dentist Applicant: Randy Hering, who is with us this evening. The applicant is requesting the Board review and approve a certificate of appropriateness to make a building addition to an existing commercial building in the historic district. The site contains a small commercial office building that was originally constructed as a single family dwelling. The proposed addition will be within an existing porch area at the front of the building. Neighboring uses include other commercial business also within the historic district. The lot immediately to the east contains a single family dwelling, which is a non-conforming use. To the south, the property abuts single family homes in the R-3 district. The applicant is proposing to an addition within an existing front porch that is approximately 200 sf in area. Although this was the original entrance to the home, the area is no longer used for customer access. The applicant is proposing to maintain an 18" area at the front of the porch and the original handrail assembly in order to maintain the look of the original front porch. Materials - The current building is clad clapboard siding and wood trim which will be extended to this addition. The applicant is proposing to reuse the existing window and use a door that matches the characteristics of the existing door. You can clarify this Mr. Hering, the applicant is not proposing to maintain the existing screen door. Staff's recommendation is that the Board should apply the standards for design review and determine if the propose exterior modifications enhances and protects the characteristics of the Historic District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. This is a case where you have a single family dwelling that is now on a main street. It has been zoned commercial since approximately 1955. And, finding ways to have it continue to be a viable small office use, while still maintaining the look that we mean in the Historic District is a challenge. We have not seen porch additions like this in Reynoldsburg before, but I can tell you that there are places that it has been done and it can be effective if it is done properly, to maintain the look while still allowing that to be additional usable space. The good news is the applicant is proposing to reuse materials and extend materials, and that is the most positive thin in my opinion. With that, I will turn it over to our chair.

Chairman Burd: Thank you Mr. Snowden. Mr. Hering, did you have anything that you would like to say or add?

Mr. Hering: Yes, there is a note here about reusing the existing window, that is not what we were planning. We are planning on using a similar shape. But, because of the shape of it, the existing window goes below where the railing is, and we did not want to put a window directly in front of the railing. It is also hard to reuse an eighty year old window.

Mr. Snowden: I should have clarified and said a window in an extremely similar style, based

on your drawing.

Chairman Burd: Did you have anything else you would like to add? I will open this up to questions and comments from the Board.

Mr. Hicks: I have a few questions. The exterior materials of your new walls that you are building here, you are proposing siding to match the house? What is the intended use of this additional couple hundred square foot?

Mr. Hering: We are trying to add enough space for another dentist. It will kinda be an office space for the dentist. We are going to do a remodel inside, move walls around and things. So we needed a little more space to make it work. The easiest that we could see within the concept of the building to come up with that extra space.

Mr. Hicks: Is there any additional space on facades of the home that are not as visible from the street, that you could add additional space to instead of building out on the porch.

Mr. Hering: The only other option is to build a addition coming out of the center of the building coming into the side lot lawn. We thought that would be less attractive on the overall concept.

Mr. Snowden: Mr. Hicks, one of the challenges that you really would have with a side addition... Mr. Hering, you have had a rear addition at one point, correct? And that was a situation where the DRB at the time required this sort of gabled roof look to be extended into the addition. The challenge you are going to have there is extending that gabled roof because it truncates at that wall because it is steeply gabled. You would have a small area with a very tight gable. That is where he would run into challenges to do something like that.

Mr. Hicks: One of my comments would be that generally historic areas have front porches. Historic homes have front porches. And, a front porch is definitely within the character of this area, and I think it is very important that we work as hard as we can to try to maintain that character of the area. We do not build houses with front porches anymore. You have two feet of space to put a decorative bench and that is generally good enough for most people anymore. I think preserving front porches in a historic area should be a great importance. I would not be opposed to building out some usable space on the front porch if there was a way that we could perhaps build out on the front porch that would be more historically accurate, with maybe more windows, maybe a three seasons kind of look. I know that there was a lot of porches that have been build out on older homes, in which it is more windows, that may you could do something that you would have privacy for an office, but also maintain the exterior facade that it is still a porch, and not just more vinyl siding, going down Main St.

Mr. Hering: The real problem with that is that the sound from the road, as people accelerate up that hill, is so loud today that it is actually irritating inside the building. If we are ten feet closer, it would be almost unusable with that much window space. I was planning on doing a sound deadening wall design, and if we put all windows up, it would be unusable as an office

space. So, we are kind of stuck between the terrible road noise. So that is where we were with enclosing it with a three season look.

Mr. Snowden: I think that is a really great observation, Mr. Hicks.

Mr. Hicks: Thank you. I guess my final comment or question or statement would be that I would not be in favor of a building out on the porch. I foresee some building code issues that obviously are not really in our frame of footers and insulation, and all of that. Trying to do a porch, that is not built for a structure. I am not in favor of building out onto a porch unless it was done, especially one this visible in the downtown historic area, unless it is done in a way that still maintains a real porch look, and is historically accurate for the building in the area. Those are just my comments.

Chairman Burd: Any additional comments or questions for the applicant or for Mr. Snowden.

Mr. Snowden: I think they are all great observations. So everyone understands Staff's view, Staff's goal, in a lot of cases, is to try to find a compromise that allows the applicant to do and still maintain some of the items. I think Mr. Hicks comments are very good. Ultimately, the reason why a lot of these items come to Design Review Board, and this is a great teachable moment for the Board, because there are different opinion, and the Board has to collectively make a decision. In this case, my feeling is that building into porches, or glassing them in, is something that is not really consistent with our Historic District. There are multiple ways to do it. In this case, I do not have another solution that allows this applicant to move forward with a project. This is probably a lesser of two evils. Otherwise you are looking at a building side addition and I feel that is even more disjoining within the historic characteristics of the site.

Chairman Burd: Thank you Mr. Snowden. We have heard a lot about the road noise from other businesses along that area, so I certainly know where you are coming from.

Mr. Hering: From the gas station, or the strip mall?

Mr. Snowden: So the Board has a great idea, this Board was founded because of the issues that were happening back in Reynoldsburg back in 1994. 1996, they put in some of the first regulations within the Historic District. And frankly, Reynoldsburg was sort of late into the game. Although a rather large historic District, it has taken a lot of abuse from suburban development working its way in. For example, here you have this historic home, here you have a sixty foot setback small shopping building over here. Our fabric of Reynoldsburg has been damaged a little bit further, and that is why it is sometimes hard to come to these decisions.

Mr. Cullinan: With the points that Mr. Hicks brought up, the railing along the front of the building, would it go along with what you were saying if the railing was wrapped around to give that idea from the side of the building, that there was still a porch, even though you know there is the siding up against it? Like a false railing, or something.

Mr. Hicks: I think that maintaining the railing, the woodwork, the columns, the handrail going up the steps, if all those elements could be maintained, and then you build within a smaller, you have the 18" setback from the front, if you did the same thing on the three sides, maybe not even 18, and then chose some different material other than vinyl lap siding, in order to offset it, you know they make cemented spore that would also help you with your sound deadening, almost in a board and batton, you know some type of other material, so that it doesn't just look like the front of the house just magically grew and it is sticking out there.

Mr. Hering: We have thought about that. I have talked to a few people, and the difference between making it look like a flat white surface, versus making it, it is so far back from the street anyway. The top of the porch is eight feet above the sidewalk. It is a trade off between putting the siding on there so that it almost looks like the porch is there, versus making it a flat white cement board surface of some sort that looks completely out of character with the rest of the building. I think the siding makes it disappear more by making it blend in. I have seen porches that are just a flat surface, and even if it has bead board or something.

Mr. Bowman: So there would be 18" between that front railing and the addition?

Mr. Hering: It is actually the front of the railing. It would be just enough to make it visually...

Mr. Bowman: Not enough to put a rocking chair on there to give it a little bit more character?

Mr. Hering: No rocking chairs. That puts me down to a little over a seven foot wide room.

Mr. Bowman: I am just thinking of ways, if you have the addition, to still give the porch a look like it is being used, as a compromise, where Mr. Hicks' point is, and still letting you build your addition and run your business, while also trying to maintain that historical overlay.

Mr. Hering: We bought the building almost years ago or so. We had this concept that it would be really nice to sit on the front porch after work and sit and relax, but with the noise, and the amazing amount of dirt that comes in from the street also, that porch is filthy all the time. That was our idea.

Mr. Snowden: Mr. Bowman, to address all the questions and be clear, the applicant on the front is proposing an 18" setback between the new proposed wall and the existing railing. I think Mr. Hicks' point, if I can summarize properly is that he feels that should be on the other side. If I misspoke, but I think Tyler's point was that you could also do that on one or both of the other sides. I think that is a good idea. If the Board felt that would be an improvement, my suggestion would be to give them a range. So say, between 18 ft and 12" or something. Give him some sort of range on that side so we do not commit him to one specific number in case he needs to do that, but that seems to be addressing portion...

Unknown speaker: My recommendation, if I could make just one note here, that the 18" distance is not necessarily the critical item here. But, that the current wood trim facade railings, columns, are all maintained. And that, whatever structure you build is up to those items, and not removing those items. And that, whatever wall structure that you do build has some kind of facade that appears to be a screened in porch, because I think it would blend in better, rather than the vinyl lap siding.

Mr. Hering: We can not go ahead with the expansion if we have to put in windows or screens because it would be unusable. I could not do that. That would be a waste. I can certainly put the railings on the side.

Unkown speaker: That is what my point was.

Mr. Hering: That was one of my original designs, and one of my architect friends said, "No, you want to make it that way."

Mr. Snowden: My recommendation to all the Board Members would be, whoever decides to make the motion write down what you would be proposing so that Staff can make sure that the plans are revised. I think they are all great observations.

Chairman Burd: They are all great observations. I also think we have to rely on the business owner's logistical expertise of this particular building as well. If there is a motion made that is over restrictive on what he can do, I will oppose it. I think we have to be careful not to put something out there that is going to be very hard for him to meet. Or, as he just said, be unusable, and that would be a waste of his time and ours. I would open the floor to a motion, but I think we should be careful as to what types of requirements we are putting on it. We can have more discussion if you would like, but I would be careful not to back him into a corner with the motion.

Mr. Snowden: You could have more discussion on each motion as we make it.

Chairman Burd: We could entertain a motion, if there is more discussion, that is fine too.

Mr. Zollars: I make a motion to approve as presented unless there is further discussion.

Chairman Burd: So, before I ask for a second, would anyone else like to propose anything different?

Mr. Hudson: I will second.

Chairman Burd: We have a motion and a second. Mr. Snowden, if you would take the role please.

Can we have one brief, procedurally, for a second, and then discussion. I want to make one point. I appreciate you bringing this issue up, and I respect the applicant. Thank you for bringing this. I just want to make one point. This is the Historic District. It is a front porch.

Its current use, and the look of it, fits the character of the area already. And, once this front porch is changed, and no longer is turned into a front porch, despite the applicant's assurances they are sensitive to the issue and are trying to maintain its character, it won't be a front porch anymore, and it will be one last that this community will have, and that's it, nobody else is building any new ones anywhere else. So, I will vote no on the motion, and I will encourage other members to vote no, as they may. Thank you.

Chairman Burd: Thank you. Mr. Snowden.

Mr. Snowden: Mr. Chairman, before I call the roll, this is a good time for us to get in this habit. Anyone voting no, you want to state either the Code section you are basing that on, if any. Or, make a general statement, for example, this is changing the unique characteristics of this district, or this is not consistent with the characteristics of the Historic district. It is best to say that immediately after you cast your vote. In the event that an application were to be denied, it would be appealed to City Council and then could be appealed on through the court system, and all that. So, we want to have record to present at further meetings. That is just a good habit. If you have any questions about that, feel free to let me know.

Mr. Hicks: Is this like an original intent?

Mr. Snowden: Exactly. It is a "why are you being denied" type of thing. So, for example Mr. Hicks, in your case you just stated it very well. You would say, "I feel this changes the historic character of this area, and I vote no." With your permission, Mr. Chairman, I will call the roll. Mr. Bowman.

Mr. Bowman: I am going to vote yes because I do believe that you are maintaining, even though it is not a functioning porch, I believe your right to run a business, while still following the laws, is important. I think it is great that you are trying to expand and bring another dentist in, and I believe you have a right and do not want to impede that.

Mr. Snowden: Mr. Carr.

Mr. Carr: Yes.

Mr. Snowden: Mr. Cullinan.

Mr. Cullinan: Yes.

Mr. Snowden: Mr. Hicks.

Mr. Hicks: No, because I do not believe it fits with the general character of the Historic District.

Mr. Snowden: Mr. Hudson.

Mr. Hudson: I vote yes, and I think there have been so many changes to the Historic District

that I really believe this works very well.

Mr. Snowden: Mr. Zollars.

Mr. Zollars: Yes.

Mr. Snowden: Mr. Burd.

Chairman Burd: Yes.

Mr. Snowden: Mr. Hering, I will provide a written record of action. You should apply for a zoning certificate. Staff will require two sets of drawings showing compliance with the certificate of appropriateness. And then you will need to contact the Building Division at 614-322-6802 to submit building plans for review, secure permits, and complete the required inspections for your project. Good luck to you, and thank you very much. And thank you to all the members of the Board for a very interesting conversation.

RESULT:	APPROVED [6 TO 1]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Hudson, Zollars, Bowman, Carr, Burd, Cullinan
NAYS:	Hicks

9. **7041 E. Main St.; Application #172912; Applicant: Buckeye Express Wash; Business: Goo Goo Car Wash; Minor Modifications**

Chairman Burd: Sir, thank you for your patience, and could I please have your name for the record?

Mr. Beck: Roger Beck.

Chairman Burd: Ok. Mr. Snowden will give his report, and then we will have some conversation.

Mr. Snowden: I believe Mr. Beck wins the award tonight because he came all the way from Georgia to be with us this evening.

Mr. Beck: The other Columbus.

Mr. Snowden: 7041 E. Main Street - Exterior Modifications - Goo-Goo Express Wash. Application: #172912 - Certificate of Appropriateness. Location: Property is located on the south side of E. Main Street between Braircliff Road and Haft Drive. Existing Zoning: CS - Community Services / CCO - Community Commercial Overlay. The request is for the Board to issue a certificate of appropriateness for exterior modifications and new signage. Current Use: Auto Services Applicant: Buckeye Express Wash, LLC. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications and add signage to existing commercial building. The site contains an existing drive-thru car wash structure and related improvements. The property is bordered along the east and west by other commercial businesses in the CC - Community Commerce District. The properties immediately to the south are single family dwellings in the R-3 District. The existing building exterior is finished with a metal roofing system on the north and portions of the west facade. The applicant is proposing to paint the roofing material to match their brand. Staff finds the proposed earth tones and maroon roof to be a good match to the existing streetscape. The applicant is proposing to reface an existing 50 sf monument style ground sign. The proposed sign panel contains the applicant's logo with integrated text on a red background. The design of the panel contains 5 colors. The applicant is also proposing to install a 25 sf internally illuminated channel letter wall sign on the north facade of the building. Due to the sloping design of the roofing system, the sign will be mounted to a raceway assembly. Staff has calculated the applicant is entitled to 30sf of wall signage, this is a Type A wall sign because it is less than 80 sf from the right-of-way and in this case it is one sf of sign area for one linear foot of tenant space. They have about a thirty foot wide

building there. You have 30 sf of signage. Therefore, none of the proposed signage exceeds the Code requirements. The signage is consistent with itself in terms of text, style and color. However, the applicant did provide two drawings showing the wall signage with different colors. Staff would like the applicant to clarify that all of the proposed wall signage has yellow face panels. I think what happened here is the sign contractor was probably not aware that the applicant was proposing to have a maroon roof, so they proposed some red lettering for part of the signage.

Mr. Beck: It is actually a red roof. They have done some other signs for us here in town, and they have the red and yellow graphics, but it is on a tower element. And, the letters on this sign will be yellow so that they show up against the red.

Mr. Snowden: All they need to do, in my opinion, unless the Board is overly concerned with that, would be to make sure they have exactly what they are proposing on all the plans when they get their zoning sign permit so we don't run into any hang-ups. The applicant should also add dimensions to their plans that show the distance that the signage extends from the wall. Again, just tidying up their sign application. The Board should apply the standards for design review and determine if the proposed signage and exterior modification enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. And with that, I would be happy to answer any questions and I will turn things over to our chairman.

Chairman Burd: Mr. Beck, anything you would like to add?

Mr. Beck: No Sir. I just hope to be a good neighbor in Reynoldsburg.

Chairman Burd: Well thank you for traveling here. You clarified that they are yellow face panels?

Mr. Beck: Yes Sir.

Chairman Burd: Alright, questions from the Board?

Unknown speaker: This has nothing to do with your design, but I noticed the pylons next to it, which the little war between the Hickory House and the car wash...

Mr. Beck: I have made peace with the Hickory House. Evidentially, they did not have a very good relationship. We have already talked.

Mr. Bowman: The red on the photos, is it that dark? Is that how dark it is going to be? Because, it does look maroon.

Mr. Beck: It is more of a red.

Mr. Bowman: Thank you.

Chairman Burd: Any other questions or comments for the applicant?

Mr. Hicks: Mr. Chairman, I have one. I do not know if you are also the other franchisee of the other GooGoo car washes around central Ohio...

Mr. Beck: I am the owner of all of them.

Mr. Hicks: The three other locations out on Broad St., Morse Rd., and Polaris Pkwy., do not have a cartoon on the monument sign. It is just simply text and I was curious, one, as to why the cartoon automobile was added to this sign, and two, whether you felt it was necessary.

Mr. Beck: Yes, I do, and I will let you folks know why. This is the newest one we have, as opposed to our express wash. And, every customer that comes in is given the air freshener that is in your packet. Everyone gets those and that is going to be our new logo. The front page of that is showing that logo on the building sign. We can't do that here because you only allow channel letters in this district here. But, that will definitely be our full serve. We have the logo at other locations and it distinguishes the full service from the express.

Mr. Hicks: So, your logo is no longer the goose on the top of the GooGoo.

Mr. Beck: It was a duck. That is where the actual name of the car wash came from a long time ago.

Mr. Snowden: I have to say this on the record, Shelly, our Building Department Secretary thinks that the car logo is cute and she wanted the applicant to know that. I have to be able to tell her that, yes, I said it in the meeting.

Mr. Snowden: Mr. Beck, I will provide a written statement, in the mail, that will state what you need to do. I know you have already pulled some building permits to get things moving along. You will just want to submit a zoning sign permit application for the proposed sign reface, and then submit a building permit for the actual new signage being attached. I assume that DayNite will want to do that. If they have any other questions, they should give me a call.

Chairman Burd: Thank you Mr. Beck.

RESULT:	APPROVED [6 TO 0]
MOVER:	Eliot Bowman
SECONDER:	Pat Zollars
AYES:	Hudson, Zollars, Bowman, Hicks, Carr, Burd
ABSTAIN:	Cullinan

E. OTHER BUSINESS

Chairman Burd: I do have one item that I wanted to address. Some of you know that my circumstances have changed dramatically. My last day with the City is tomorrow and I will be moving out of state on Monday. So, my reign as Chairman is only going to last two meetings.

So, I would recommend that Vice Chairman Zollars run the April meeting, and at the end of that meeting have another discussion about organizational items.

Mr. Snowden: Mr. Chairman, ultimately it is the decision of the Board. We have a few new Members and I would like to see Mr. Zollars run the next meeting. So that we do not hold up the applicants at the next meeting, at the end of the meeting we will open up the floor for nominations, if that would be acceptable, and elect a new Chairman, and new Vice Chairman, depending on the needs.

Chairman Burd: Mr. Zollars, are you comfortable with that plan of action?

Mr. Zollars: Yes.

Chairman Burd: Thank you all very much. The new Service Director, whomever that may be, will be on this Board.

F. ADJOURNMENT

Chairman



Planning Administrator